

Harborview Homeowners Association, Inc.
Balance Sheet Cash Basis
Period Through: 12/31/2023

Assets

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$48,494.16
11202-000 - Money Market Account - AAB	<u>\$32,598.89</u>
Cash-Operating Total	<u>\$81,093.05</u>

Assets Total **\$81,093.05**

Liabilities and Equity

Capital	
45110-000 - Prior Years Retained Earnings	\$61,180.08
Capital Total	<u>\$61,180.08</u>

Net Income \$19,912.97

Liabilities & Equity Total **\$81,093.05**

Harborview Homeowners Association, Inc.
Budget Comparison Report
12/1/2023 - 12/31/2023

12/1/2023 - 12/31/2023

1/1/2023 - 12/31/2023

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$7,571.91	\$0.00	\$7,571.91	\$98,544.72	\$94,320.00	\$4,224.72	\$94,320.00
<u>Total MAIN REVENUE</u>	\$7,571.91	\$0.00	\$7,571.91	\$98,544.72	\$94,320.00	\$4,224.72	\$94,320.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$0.00	\$0.00	\$0.00	\$194.93	\$0.00	\$194.93	\$0.00
57105-000 - Legal Expense Reimbursement	\$0.00	\$0.00	\$0.00	\$424.00	\$0.00	\$424.00	\$0.00
57135-000 - Pool Fee Income	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00
57140-000 - Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$2,505.00	\$0.00	\$2,505.00	\$0.00
57150-000 - NSF Check Fee Reimbursement	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	\$10.00	\$0.00
58100-000 - Interest Income	\$0.92	\$0.00	\$0.92	\$17.08	\$0.00	\$17.08	\$0.00
58110-000 - Reserve Interest	\$4.15	\$0.00	\$4.15	\$48.83	\$0.00	\$48.83	\$0.00
<u>Total OTHER REVENUE</u>	\$5.07	\$0.00	\$5.07	\$3,249.84	\$0.00	\$3,249.84	\$0.00
Total Income	\$7,576.98	\$0.00	\$7,576.98	\$101,794.56	\$94,320.00	\$7,474.56	\$94,320.00
Expense							
<u>Capital Reserves Improvements</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$495.00	\$495.00	\$0.00	\$495.00
95050-000 - Landscaping	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00	(\$5,000.00)	\$0.00
95070-000 - Pool	\$0.00	\$0.00	\$0.00	\$0.00	\$6,481.00	\$6,481.00	\$6,481.00
<u>Total Capital Reserves Improvements</u>	\$0.00	\$41.25	\$41.25	\$5,495.00	\$6,976.00	\$1,481.00	\$6,976.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$83.37	\$83.37	\$140.00	\$450.00	\$310.00	\$450.00
63050-000 - Bank Charges	\$0.00	\$0.00	\$0.00	\$40.00	\$0.00	(\$40.00)	\$0.00
63110-000 - Legal Expense	\$0.00	\$1,000.00	\$1,000.00	\$701.00	\$6,500.00	\$5,799.00	\$6,500.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$0.00	\$0.00	\$50.00	\$350.00	\$300.00	\$350.00
63180-000 - Printing/Postage/Mailings	\$0.00	\$145.87	\$145.87	\$2,103.34	\$1,750.00	(\$353.34)	\$1,750.00
63200-000 - Telephone/Beeper/Answering	\$152.69	\$108.37	(\$44.32)	\$1,617.82	\$1,300.00	(\$317.82)	\$1,300.00
63226-000 - Website Creation/Maintenance	\$495.00	\$0.00	(\$495.00)	\$495.00	\$0.00	(\$495.00)	\$0.00
63250-000 - Misc. General Administrative	\$0.00	\$0.00	\$0.00	\$95.00	\$0.00	(\$95.00)	\$0.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$647.69	\$1,337.61	\$689.92	\$5,242.16	\$10,350.00	\$5,107.84	\$10,350.00
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$0.00	\$574.00	\$574.00	\$655.47	\$6,800.00	\$6,144.53	\$6,800.00

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	12/1/2023 - 12/31/2023			1/1/2023 - 12/31/2023		
	Actual	Budget	Variance	Actual	Budget	Variance
<u>Total INSURANCE</u>	\$0.00	\$574.00	\$574.00	\$655.47	\$6,800.00	\$6,144.53
<u>MANAGEMENT FEE</u>						
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$8,100.00	\$8,100.00	\$0.00
<u>Total MANAGEMENT FEE</u>	\$675.00	\$675.00	\$0.00	\$8,100.00	\$8,100.00	\$0.00
<u>REPAIRS AND MAINTENANCE</u>						
61060-000 - Electrical Repair/Supplies	\$0.00	\$125.00	\$125.00	\$0.00	\$1,500.00	\$1,500.00
61140-000 - Pool Repair & Supplies	\$0.00	\$0.00	\$0.00	\$587.87	\$0.00	(\$587.87)
61140-001 - Pool Security Line	\$0.00	\$0.00	\$0.00	(\$1,027.25)	\$580.00	\$1,607.25
61145-000 - Pool Service Contract	\$0.00	\$0.00	\$0.00	\$9,200.00	\$9,600.00	\$400.00
61185-000 - Gates and Controlled Access	\$0.00	\$0.00	\$0.00	(\$35.00)	\$0.00	\$35.00
<u>Total REPAIRS AND MAINTENANCE</u>	\$0.00	\$125.00	\$125.00	\$8,725.62	\$11,680.00	\$2,954.38
<u>RESERVE EXPENSES</u>						
96598-000 - Reserve Transfer To/From	\$0.00	\$1,027.00	\$1,027.00	\$0.00	\$12,214.00	\$12,214.00
<u>Total RESERVE EXPENSES</u>	\$0.00	\$1,027.00	\$1,027.00	\$0.00	\$12,214.00	\$12,214.00
<u>SERVICES</u>						
62020-000 - Lawn/Plant Care	\$0.00	\$1,287.00	\$1,287.00	\$33,337.58	\$15,400.00	(\$17,937.58)
62021-000 - Fall Clean Up	\$0.00	\$0.00	\$0.00	\$0.00	\$475.00	\$475.00
62022-000 - Spring Clean Up	\$0.00	\$0.00	\$0.00	\$0.00	\$475.00	\$475.00
62023-000 - HOA - Grounds Maintenance	\$0.00	\$0.00	\$0.00	\$2,491.45	\$0.00	(\$2,491.45)
62024-000 - Mulch	\$0.00	\$174.00	\$174.00	\$0.00	\$2,000.00	\$2,000.00
62026-000 - Sprinkler System Contract	\$0.00	\$0.00	\$0.00	\$1,800.00	\$375.00	(\$1,425.00)
62027-000 - Chemical Application Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$4,400.00	\$4,400.00
62029-000 - Tree/Shrub Expense	\$0.00	\$183.00	\$183.00	\$180.00	\$2,250.00	\$2,070.00
62029-001 - Tree/Shrub Expense (M)	\$0.00	\$0.00	\$0.00	\$3,400.00	\$0.00	(\$3,400.00)
62080-000 - Pest Control	\$0.00	\$15.00	\$15.00	\$0.00	\$250.00	\$250.00
<u>Total SERVICES</u>	\$0.00	\$1,659.00	\$1,659.00	\$41,209.03	\$25,625.00	(\$15,584.03)
<u>TAXES</u>						
63015-000 - Tax Return Preparation/Audit	\$95.00	\$0.00	(\$95.00)	\$95.00	\$75.00	(\$20.00)
<u>Total TAXES</u>	\$95.00	\$0.00	(\$95.00)	\$95.00	\$75.00	(\$20.00)
<u>UTILITIES</u>						
67110-000 - Electricity	\$166.63	\$625.00	\$458.37	\$8,055.70	\$7,500.00	(\$555.70)
67310-000 - Water & Sewer	\$0.00	\$430.00	\$430.00	\$4,188.75	\$5,000.00	\$811.25

