

Harborview Homeowners Association, Inc.
Balance Sheet Cash Basis
Period Through: 2/28/2022

Assets

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$59,490.38
11202-000 - Money Market Account - AAB	\$30,011.19
Cash-Operating Total	<u>\$89,501.57</u>

Assets Total \$89,501.57

Liabilities and Equity

Capital	
45110-000 - Prior Years Retained Earnings	\$50,348.63
Capital Total	<u>\$50,348.63</u>

Net Income \$39,152.94

Liabilities & Equity Total \$89,501.57

Harborview Homeowners Association, Inc.
Budget Comparison Report
2/1/2022 - 2/28/2022

	2/1/2022 - 2/28/2022		1/1/2022 - 2/28/2022				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
MAIN REVENUE							
50020-000 - Association Dues	\$8,837.26	\$29,475.00	(\$20,637.74)	\$44,355.28	\$58,950.00	(\$14,594.72)	\$94,320.00
Total MAIN REVENUE	\$8,837.26	\$29,475.00	(\$20,637.74)	\$44,355.28	\$58,950.00	(\$14,594.72)	\$94,320.00
OTHER REVENUE							
57100-000 - Late Fees	\$22.59	\$0.00	\$22.59	\$47.24	\$0.00	\$47.24	\$0.00
57105-000 - Legal Expense Reimbursement	\$0.00	\$0.00	\$0.00	\$416.45	\$0.00	\$416.45	\$0.00
57150-000 - NSF Check Fee Reimbursement	\$10.00	\$0.00	\$10.00	\$10.00	\$0.00	\$10.00	\$0.00
57409-000 - Initiation Fee	\$0.00	\$0.00	\$0.00	\$228.02	\$0.00	\$228.02	\$0.00
58100-000 - Interest Income	\$1.11	\$0.00	\$1.11	\$1.91	\$0.00	\$1.91	\$0.00
58110-000 - Reserve Interest	\$2.30	\$0.00	\$2.30	\$4.85	\$0.00	\$4.85	\$0.00
Total OTHER REVENUE	\$36.00	\$0.00	\$36.00	\$708.47	\$0.00	\$708.47	\$0.00
Total Income	\$8,873.26	\$29,475.00	(\$20,601.74)	\$45,063.75	\$58,950.00	(\$13,886.25)	\$94,320.00
Expense							
CAPITAL IMPROVEMENTS							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$0.00	\$82.50	\$82.50	\$495.00
95070-000 - Pool	\$0.00	\$0.00	\$0.00	\$3,498.93	\$0.00	(\$3,498.93)	\$6,481.00
Total CAPITAL IMPROVEMENTS	\$0.00	\$41.25	\$41.25	\$3,498.93	\$82.50	(\$3,416.43)	\$6,976.00
GENERAL AND ADMINISTRATIVE							
61106-004 - Meeting Expenses	\$0.00	\$33.33	\$33.33	\$0.00	\$66.66	\$66.66	\$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	\$500.00	\$500.00	\$0.00	\$1,000.00	\$1,000.00	\$6,500.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$150.00	\$150.00	\$0.00	\$150.00	\$150.00	\$350.00
63170-000 - Postage	\$0.00	\$90.00	\$90.00	\$0.00	\$180.00	\$180.00	\$1,250.00
63180-000 - Printing & Copy Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
63200-000 - Telephone/Beeper/Answering	\$107.88	\$108.33	\$0.45	\$216.57	\$216.66	\$0.09	\$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	\$17.16	\$0.00	(\$17.16)	\$17.16	\$0.00	(\$17.16)	\$0.00
Total GENERAL AND ADMINISTRATIVE	\$620.04	\$881.66	\$261.62	\$768.73	\$1,613.32	\$844.59	\$10,350.00
INSURANCE							
72010-000 - Insurance Expense	\$0.00	\$566.00	\$566.00	\$0.00	\$1,132.00	\$1,132.00	\$6,800.00
Total INSURANCE	\$0.00	\$566.00	\$566.00	\$0.00	\$1,132.00	\$1,132.00	\$6,800.00

Harborview Homeowners Association, Inc.
Budget Comparison Report
2/1/2022 - 2/28/2022

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>MANAGEMENT FEE</u>							
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$1,350.00	\$1,350.00	\$0.00	\$8,100.00
Total MANAGEMENT FEE	\$675.00	\$675.00	\$0.00	\$1,350.00	\$1,350.00	\$0.00	\$8,100.00
<u>REPAIRS AND MAINTENANCE</u>							
61060-000 - Electrical Repair/Supplies	\$0.00	\$125.00	\$125.00	\$0.00	\$250.00	\$250.00	\$1,500.00
61140-001 - Pool Security Line	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$580.00
61145-000 - Pool Service Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,600.00
61185-000 - Gates and Controlled Access	\$35.00	\$0.00	(\$35.00)	\$35.00	\$0.00	(\$35.00)	\$0.00
Total REPAIRS AND MAINTENANCE	\$35.00	\$125.00	\$90.00	\$35.00	\$250.00	\$215.00	\$11,680.00
<u>RESERVE EXPENSES</u>							
96598-000 - Reserve Transfer To/From	\$0.00	\$1,017.00	\$1,017.00	\$0.00	\$2,034.00	\$2,034.00	\$12,214.00
Total RESERVE EXPENSES	\$0.00	\$1,017.00	\$1,017.00	\$0.00	\$2,034.00	\$2,034.00	\$12,214.00
<u>SERVICES</u>							
62020-000 - Lawn/Plant Care	\$0.00	\$1,283.00	\$1,283.00	\$0.00	\$2,566.00	\$2,566.00	\$15,400.00
62021-000 - Fall Clean Up	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$475.00
62022-000 - Spring Clean Up	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$475.00
62024-000 - Mulch	\$0.00	\$166.00	\$166.00	\$0.00	\$332.00	\$332.00	\$2,000.00
62026-000 - Sprinkler System Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$375.00
62027-000 - Chemical Application Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,400.00
62029-000 - Tree/Shrub Expense	\$0.00	\$188.00	\$188.00	\$0.00	\$375.00	\$375.00	\$2,250.00
62080-000 - Pest Control	\$0.00	\$22.00	\$22.00	\$0.00	\$44.00	\$44.00	\$250.00
Total SERVICES	\$0.00	\$1,659.00	\$1,659.00	\$0.00	\$3,317.00	\$3,317.00	\$25,625.00
<u>TAXES</u>							
63015-000 - Tax Return Preparation/Audit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00
Total TAXES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00
<u>UTILITIES</u>							
67110-000 - Electricity	\$0.00	\$625.00	\$625.00	\$258.15	\$1,250.00	\$991.85	\$7,500.00
67310-000 - Water & Sewer	\$0.00	\$410.00	\$410.00	\$0.00	\$820.00	\$820.00	\$5,000.00
Total UTILITIES	\$0.00	\$1,035.00	\$1,035.00	\$258.15	\$2,070.00	\$1,811.85	\$12,500.00
Total Expense	\$1,330.04	\$5,999.91	\$4,669.87	\$5,910.81	\$11,848.82	\$5,938.01	\$94,320.00
Operating Net Income	\$7,543.22	\$23,475.09	(\$15,931.87)	\$39,152.94	\$47,101.18	(\$7,948.24)	\$0.00
Net Income	\$7,543.22	\$23,475.09	(\$15,931.87)	\$39,152.94	\$47,101.18	(\$7,948.24)	\$0.00