

Harborview Homeowners Association, Inc.
Balance Sheet Cash Basis
Period Through: 2/28/2023

Assets

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$86,293.21
11202-000 - Money Market Account - AAB	\$32,557.61
Cash-Operating Total	<u>\$118,850.82</u>

Assets Total \$118,850.82

Liabilities and Equity

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

Net Income \$57,670.74

Liabilities & Equity Total \$118,850.82

Harborview Homeowners Association, Inc.
Budget Comparison Report
2/1/2023 - 2/28/2023

	2/1/2023 - 2/28/2023		1/1/2023 - 2/28/2023				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$9,065.96	\$29,475.00	(\$20,409.04)	\$64,805.14	\$58,950.00	\$5,855.14	\$94,320.00
<u>Total MAIN REVENUE</u>	\$9,065.96	\$29,475.00	(\$20,409.04)	\$64,805.14	\$58,950.00	\$5,855.14	\$94,320.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$1.61	\$0.00	\$1.61	\$21.20	\$0.00	\$21.20	\$0.00
58100-000 - Interest Income	\$1.75	\$0.00	\$1.75	\$3.02	\$0.00	\$3.02	\$0.00
58110-000 - Reserve Interest	\$3.72	\$0.00	\$3.72	\$7.55	\$0.00	\$7.55	\$0.00
<u>Total OTHER REVENUE</u>	\$7.08	\$0.00	\$7.08	\$31.77	\$0.00	\$31.77	\$0.00
Total Income	\$9,073.04	\$29,475.00	(\$20,401.96)	\$64,836.91	\$58,950.00	\$5,886.91	\$94,320.00
Expense							
<u>CAPITAL IMPROVEMENTS</u>							
95035-000 - Computers & Software	\$495.00	\$41.25	(\$453.75)	\$495.00	\$82.50	(\$412.50)	\$495.00
95070-000 - Pool	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,481.00
<u>Total CAPITAL IMPROVEMENTS</u>	\$495.00	\$41.25	(\$453.75)	\$495.00	\$82.50	(\$412.50)	\$6,976.00
<u>GENERAL AND ADMINISTRATIVE</u>							
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	\$20.00	\$0.00	(\$20.00)	\$0.00
63110-000 - Legal Expense	\$405.00	\$500.00	\$95.00	\$405.00	\$1,000.00	\$595.00	\$6,500.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$150.00	\$150.00	\$350.00	\$150.00	(\$200.00)	\$350.00
63180-000 - Printing/Postage/Mailings	\$14.12	\$145.83	\$131.71	\$1,270.70	\$291.66	(\$979.04)	\$1,750.00
63200-000 - Telephone/Beeper/Answering	\$109.49	\$108.33	(\$1.16)	\$109.49	\$216.66	\$107.17	\$1,300.00
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>	\$528.61	\$937.49	\$408.88	\$2,250.19	\$1,724.98	(\$525.21)	\$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
<u>Total INSURANCE</u>	\$0.00	\$566.00	\$566.00	\$0.00	\$1,132.00	\$1,132.00	\$6,800.00
<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
<u>Total MANAGEMENT FEE</u>	\$675.00	\$675.00	\$0.00	\$1,350.00	\$1,350.00	\$0.00	\$8,100.00

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	2/1/2023 - 2/28/2023		1/1/2023 - 2/28/2023				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<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	(\$1,027.25)	\$0.00	\$1,027.25	\$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	\$0.00	\$0.00	\$0.00	(\$35.00)	\$0.00	\$35.00	\$0.00
Total REPAIRS AND MAINTENANCE	\$0.00	\$125.00	\$125.00	(\$1,062.25)	\$250.00	\$1,312.25	\$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
62029-001 - Tree/Shrub Expense (M)	\$3,400.00	\$0.00	(\$3,400.00)	\$3,400.00	\$0.00	(\$3,400.00)	\$0.00
62080-000 - Pest Control	\$0.00	\$22.00	\$22.00	\$0.00	\$44.00	\$44.00	\$250.00
Total SERVICES	\$3,400.00	\$1,659.00	(\$1,741.00)	\$3,400.00	\$3,317.00	(\$83.00)	\$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	\$308.89	\$625.00	\$316.11	\$733.23	\$1,250.00	\$516.77	\$7,500.00
67310-000 - Water & Sewer	\$0.00	\$410.00	\$410.00	\$0.00	\$820.00	\$820.00	\$5,000.00
Total UTILITIES	\$308.89	\$1,035.00	\$726.11	\$733.23	\$2,070.00	\$1,336.77	\$12,500.00
Total Expense	\$5,407.50	\$6,055.74	\$648.24	\$7,166.17	\$11,960.48	\$4,794.31	\$94,320.00
Operating Net Income	\$3,665.54	\$23,419.26	(\$19,753.72)	\$57,670.74	\$46,989.52	\$10,681.22	\$0.00
Net Income	\$3,665.54	\$23,419.26	(\$19,753.72)	\$57,670.74	\$46,989.52	\$10,681.22	\$0.00