

Harborview Homeowners Association, Inc.
Balance Sheet Cash Basis
Period Through: 12/31/2024

Assets

Cash-Operating

11100-000 - Cash Operating Account - AAB	\$40,800.46
11202-000 - Money Market Account - AAB	\$33,659.75
Cash-Operating Total	\$74,460.21

Assets Total

\$74,460.21

Liabilities and Equity

Capital

45110-000 - Prior Years Retained Earnings	\$81,093.05
Capital Total	\$81,093.05

Net Income

(\$6,632.84)

Liabilities & Equity Total

\$74,460.21

Harborview Homeowners Association, Inc.
Budget Comparison Report
12/1/2024 - 12/31/2024

	12/1/2024 - 12/31/2024			1/1/2024 - 12/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
MAIN REVENUE							
50020-000 - Association Dues	\$9,328.00	\$0.00	\$9,328.00	\$97,114.10	\$98,897.00	(\$1,782.90)	\$98,897.00
<u>Total MAIN REVENUE</u>	<u>\$9,328.00</u>	<u>\$0.00</u>	<u>\$9,328.00</u>	<u>\$97,114.10</u>	<u>\$98,897.00</u>	<u>(\$1,782.90)</u>	<u>\$98,897.00</u>
OTHER REVENUE							
57100-000 - Late Fees	\$30.39	\$0.00	\$30.39	\$126.81	\$0.00	\$126.81	\$0.00
57140-000 - Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$3,011.69	\$0.00	\$3,011.69	\$0.00
57150-000 - NSF Check Fee Reimbursement	\$0.00	\$0.00	\$0.00	\$30.00	\$0.00	\$30.00	\$0.00
58100-000 - Interest Income	\$0.82	\$0.00	\$0.82	\$17.88	\$0.00	\$17.88	\$0.00
58110-000 - Reserve Interest	\$4.27	\$0.00	\$4.27	\$49.20	\$0.00	\$49.20	\$0.00
58111-000 - Reserve Transfer To/From	\$0.00	\$0.00	\$0.00	\$1,011.66	\$0.00	\$1,011.66	\$0.00
<u>Total OTHER REVENUE</u>	<u>\$35.48</u>	<u>\$0.00</u>	<u>\$35.48</u>	<u>\$4,247.24</u>	<u>\$0.00</u>	<u>\$4,247.24</u>	<u>\$0.00</u>
Total Income	\$9,363.48	\$0.00	\$9,363.48	\$101,361.34	\$98,897.00	\$2,464.34	\$98,897.00
Expense							
Capital Reserves Improvements							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$0.00	\$495.00	\$495.00	\$495.00
95064-000 - Sidewalks	\$0.00	\$0.00	\$0.00	\$9,310.00	\$0.00	(\$9,310.00)	\$0.00
<u>Total Capital Reserves Improvements</u>	<u>\$0.00</u>	<u>\$41.25</u>	<u>\$41.25</u>	<u>\$9,310.00</u>	<u>\$495.00</u>	<u>(\$8,815.00)</u>	<u>\$495.00</u>
GENERAL AND ADMINISTRATIVE							
61106-004 - Meeting Expenses	\$0.00	\$53.37	\$53.37	\$0.00	\$640.00	\$640.00	\$640.00
63050-000 - Bank Charges	\$0.00	\$0.00	\$0.00	\$20.00	\$0.00	(\$20.00)	\$0.00
63110-000 - Legal Expense	\$0.00	\$437.50	\$437.50	\$647.00	\$5,250.00	\$4,603.00	\$5,250.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$0.00	\$0.00	\$400.00	\$350.00	(\$50.00)	\$350.00
63180-000 - Printing/Postage/Mailings	\$6.60	\$216.63	\$210.03	\$2,280.37	\$2,600.00	\$319.63	\$2,600.00
63200-000 - Telephone/Beeper/Answering	\$152.72	\$125.00	(\$27.72)	\$1,830.06	\$1,500.00	(\$330.06)	\$1,500.00
63250-000 - Misc. General Adminstrative	\$300.00	\$0.00	(\$300.00)	\$300.00	\$0.00	(\$300.00)	\$0.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	<u>\$459.32</u>	<u>\$832.50</u>	<u>\$373.18</u>	<u>\$5,477.43</u>	<u>\$10,340.00</u>	<u>\$4,862.57</u>	<u>\$10,340.00</u>
INSURANCE							
72010-000 - Insurance Expense	\$4,627.84	\$500.00	(\$4,127.84)	\$5,264.29	\$6,000.00	\$735.71	\$6,000.00
<u>Total INSURANCE</u>	<u>\$4,627.84</u>	<u>\$500.00</u>	<u>(\$4,127.84)</u>	<u>\$5,264.29</u>	<u>\$6,000.00</u>	<u>\$735.71</u>	<u>\$6,000.00</u>
MANAGEMENT FEE							

Harborview Homeowners Association, Inc.
Budget Comparison Report

12/1/2024 - 12/31/2024

	12/1/2024 - 12/31/2024			1/1/2024 - 12/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$8,100.00	\$8,100.00	\$0.00	\$8,100.00
<u>Total MANAGEMENT FEE</u>	\$675.00	\$675.00	\$0.00	\$8,100.00	\$8,100.00	\$0.00	\$8,100.00
REPAIRS AND MAINTENANCE							
61140-000 - Pool Repair & Supplies	\$0.00	\$0.00	\$0.00	\$660.95	\$580.00	(\$80.95)	\$580.00
61145-000 - Pool Service Contract	\$0.00	\$0.00	\$0.00	\$19,300.00	\$14,200.00	(\$5,100.00)	\$14,200.00
61146-000 - Pool Security Equipment	\$0.00	\$83.37	\$83.37	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
61950-000 - Clubhouse Maintenance	\$0.00	\$16.63	\$16.63	\$0.00	\$200.00	\$200.00	\$200.00
<u>Total REPAIRS AND MAINTENANCE</u>	\$0.00	\$100.00	\$100.00	\$19,960.95	\$15,980.00	(\$3,980.95)	\$15,980.00
RESERVE EXPENSES							
96598-000 - Reserve Transfer To/From	\$0.00	\$1,000.00	\$1,000.00	\$1,011.66	\$12,000.00	\$10,988.34	\$12,000.00
<u>Total RESERVE EXPENSES</u>	\$0.00	\$1,000.00	\$1,000.00	\$1,011.66	\$12,000.00	\$10,988.34	\$12,000.00
SERVICES							
62020-000 - Lawn/Plant Care	\$0.00	\$0.00	\$0.00	\$33,204.96	\$33,205.00	\$0.04	\$33,205.00
62029-000 - Tree/Shrub Expense	\$0.00	\$0.00	\$0.00	\$10,575.00	\$0.00	(\$10,575.00)	\$0.00
62041-000 - Building Entry/Monitoring	\$0.00	\$0.00	\$0.00	\$599.04	\$0.00	(\$599.04)	\$0.00
62080-000 - Pest Control	\$0.00	\$15.00	\$15.00	\$178.00	\$250.00	\$72.00	\$250.00
<u>Total SERVICES</u>	\$0.00	\$15.00	\$15.00	\$44,557.00	\$33,455.00	(\$11,102.00)	\$33,455.00
TAXES							
63015-000 - Tax Return Preparation/Audit	\$0.00	\$0.00	\$0.00	\$109.25	\$75.00	(\$34.25)	\$75.00
<u>Total TAXES</u>	\$0.00	\$0.00	\$0.00	\$109.25	\$75.00	(\$34.25)	\$75.00
UTILITIES							
67110-000 - Electricity	\$462.63	\$500.00	\$37.37	\$7,737.98	\$8,000.00	\$262.02	\$8,000.00
67310-000 - Water & Sewer	\$124.61	\$370.87	\$246.26	\$6,274.54	\$4,450.00	(\$1,824.54)	\$4,450.00
67510-000 - Trash Removal	\$0.00	\$0.00	\$0.00	\$191.08	\$0.00	(\$191.08)	\$0.00
<u>Total UTILITIES</u>	\$587.24	\$870.87	\$283.63	\$14,203.60	\$12,450.00	(\$1,753.60)	\$12,450.00
Total Expense	\$6,349.40	\$4,034.62	(\$2,314.78)	\$107,994.18	\$98,895.00	(\$9,099.18)	\$98,895.00
Operating Net Income	\$3,014.08	(\$4,034.62)	\$7,048.70	(\$6,632.84)	\$2.00	(\$6,634.84)	\$2.00
Net Income	\$3,014.08	(\$4,034.62)	\$7,048.70	(\$6,632.84)	\$2.00	(\$6,634.84)	\$2.00