

**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**

12/1/2024 – 12/31/2024			1/1/2024 – 12/31/2024			
Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
\$9,328.00	\$0.00	\$9,328.00	\$97,114.10	\$98,897.00	(\$1,782.90)	\$98,897.00
\$9,328.00	\$0.00	\$9,328.00	\$97,114.10	\$98,897.00	(\$1,782.90)	\$98,897.00
\$30.39	\$0.00	\$30.39	\$126.81	\$0.00	\$126.81	\$0.00
\$0.00	\$0.00	\$0.00	\$3,011.69	\$0.00	\$3,011.69	\$0.00
\$0.00	\$0.00	\$0.00	\$30.00	\$0.00	\$30.00	\$0.00
\$0.82	\$0.00	\$0.82	\$17.88	\$0.00	\$17.88	\$0.00
\$4.27	\$0.00	\$4.27	\$49.20	\$0.00	\$49.20	\$0.00
\$0.00	\$0.00	\$0.00	\$1,011.66	\$0.00	\$1,011.66	\$0.00
\$35.48	\$0.00	\$35.48	\$4,247.24	\$0.00	\$4,247.24	\$0.00
\$9,363.48	\$0.00	\$9,363.48	\$101,361.34	\$98,897.00	\$2,464.34	\$98,897.00
\$0.00	\$41.25	\$41.25	\$0.00	\$495.00	\$495.00	\$495.00
\$0.00	\$0.00	\$0.00	\$9,310.00	\$0.00	(\$9,310.00)	\$0.00
\$0.00	\$41.25	\$41.25	\$9,310.00	\$495.00	(\$8,815.00)	\$495.00
\$0.00	\$53.37	\$53.37	\$0.00	\$640.00	\$640.00	\$640.00
\$0.00	\$0.00	\$0.00	\$20.00	\$0.00	(\$20.00)	\$0.00
\$0.00	\$437.50	\$437.50	\$647.00	\$5,250.00	\$4,603.00	\$5,250.00
\$0.00	\$0.00	\$0.00	\$400.00	\$350.00	(\$50.00)	\$350.00
\$6.60	\$216.63	\$210.03	\$2,280.37	\$2,600.00	\$319.63	\$2,600.00
\$152.72	\$125.00	(\$27.72)	\$1,830.06	\$1,500.00	(\$330.06)	\$1,500.00
\$300.00	\$0.00	(\$300.00)	\$300.00	\$0.00	(\$300.00)	\$0.00
\$459.32	\$832.50	\$373.18	\$5,477.43	\$10,340.00	\$4,862.57	\$10,340.00
\$4,627.84	\$500.00	(\$4,127.84)	\$5,264.29	\$6,000.00	\$735.71	\$6,000.00
\$4,627.84	\$500.00	(\$4,127.84)	\$5,264.29	\$6,000.00	\$735.71	\$6,000.00

**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
<u>REPAIRS AND MAINTENANCE</u>							
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
<u>RESERVE EXPENSES</u>							
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
<u>SERVICES</u>							
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 - Buidling 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
<u>TAXES</u>							
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
<u>UTILITIES</u>							
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
<b>Total Expense</b>	<b>\$6,349.40</b>	<b>\$4,034.62</b>	<b>(\$2,314.78)</b>	<b>\$107,994.18</b>	<b>\$98,895.00</b>	<b>(\$9,099.18)</b>	<b>\$98,895.00</b>
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