

**Harborview Homeowners Association, Inc.**  
**Balance Sheet Cash Basis**  
**Period Through: 3/31/2023**

**Assets**

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$83,692.74
11202-000 - Money Market Account - AAB	\$35,072.03
Cash-Operating Total	<u>\$118,764.77</u>

Assets Total \$118,764.77

**Liabilities and Equity**

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

Net Income \$57,584.69

Liabilities & Equity Total \$118,764.77

**Harborview Homeowners Association, Inc.**  
**Budget Comparison Report**  
**3/1/2023 - 3/31/2023**

	3/1/2023 - 3/31/2023		1/1/2023 - 3/31/2023				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$3,262.70	\$29,475.00	(\$26,212.30)	\$68,067.84	\$88,425.00	(\$20,357.16)	\$94,320.00
<u>Total MAIN REVENUE</u>	\$3,262.70	\$29,475.00	(\$26,212.30)	\$68,067.84	\$88,425.00	(\$20,357.16)	\$94,320.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$3.22	\$0.00	\$3.22	\$24.42	\$0.00	\$24.42	\$0.00
57140-000 - Miscellaneous Income	\$2,510.00	\$0.00	\$2,510.00	\$2,510.00	\$0.00	\$2,510.00	\$0.00
58100-000 - Interest Income	\$1.83	\$0.00	\$1.83	\$4.85	\$0.00	\$4.85	\$0.00
58110-000 - Reserve Interest	\$4.42	\$0.00	\$4.42	\$11.97	\$0.00	\$11.97	\$0.00
<u>Total OTHER REVENUE</u>	\$2,519.47	\$0.00	\$2,519.47	\$2,551.24	\$0.00	\$2,551.24	\$0.00
<b>Total Income</b>	\$5,782.17	\$29,475.00	(\$23,692.83)	\$70,619.08	\$88,425.00	(\$17,805.92)	\$94,320.00
<b>Expense</b>							
<u>CAPITAL IMPROVEMENTS</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$495.00	\$123.75	(\$371.25)	\$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>	\$0.00	\$41.25	\$41.25	\$495.00	\$123.75	(\$371.25)	\$6,976.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$33.33	\$33.33	\$0.00	\$99.99	\$99.99	\$450.00
63050-000 - Bank Charges	\$0.00	\$0.00	\$0.00	\$20.00	\$0.00	(\$20.00)	\$0.00
63110-000 - Legal Expense	\$0.00	\$500.00	\$500.00	\$405.00	\$1,500.00	\$1,095.00	\$6,500.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$0.00	\$0.00	\$350.00	\$150.00	(\$200.00)	\$350.00
63180-000 - Printing/Postage/Mailings	\$38.00	\$145.83	\$107.83	\$1,308.70	\$437.49	(\$871.21)	\$1,750.00
63200-000 - Telephone/Beeper/Answering	\$109.49	\$108.33	(\$1.16)	\$218.98	\$324.99	\$106.01	\$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>	\$147.49	\$787.49	\$640.00	\$2,397.68	\$2,512.47	\$114.79	\$10,350.00
<b>INSURANCE</b>							
72010-000 - Insurance Expense	\$0.00	\$566.00	\$566.00	\$0.00	\$1,698.00	\$1,698.00	\$6,800.00
<u>Total INSURANCE</u>	\$0.00	\$566.00	\$566.00	\$0.00	\$1,698.00	\$1,698.00	\$6,800.00
<b>MANAGEMENT FEE</b>							
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$2,025.00	\$2,025.00	\$0.00	\$8,100.00
<u>Total MANAGEMENT FEE</u>	\$675.00	\$675.00	\$0.00	\$2,025.00	\$2,025.00	\$0.00	\$8,100.00

**Harborview Homeowners Association, Inc.**  
**Budget Comparison Report**  
**3/1/2023 - 3/31/2023**

3/1/2023 - 3/31/2023

1/1/2023 - 3/31/2023

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b><u>REPAIRS AND MAINTENANCE</u></b>							
61060-000 - Electrical Repair/Supplies	\$0.00	\$125.00	\$125.00	\$0.00	\$375.00	\$375.00	\$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	\$4,600.00	\$0.00	(\$4,600.00)	\$4,600.00	\$0.00	(\$4,600.00)	\$9,600.00
61185-000 - Gates and Controlled Access	\$0.00	\$0.00	\$0.00	(\$35.00)	\$0.00	\$35.00	\$0.00
<b>Total REPAIRS AND MAINTENANCE</b>	\$4,600.00	\$125.00	(\$4,475.00)	\$3,537.75	\$375.00	(\$3,162.75)	\$11,680.00
<b><u>RESERVE EXPENSES</u></b>							
96598-000 - Reserve Transfer To/From	\$0.00	\$1,017.00	\$1,017.00	\$0.00	\$3,051.00	\$3,051.00	\$12,214.00
<b>Total RESERVE EXPENSES</b>	\$0.00	\$1,017.00	\$1,017.00	\$0.00	\$3,051.00	\$3,051.00	\$12,214.00
<b><u>SERVICES</u></b>							
62020-000 - Lawn/Plant Care	\$0.00	\$1,283.00	\$1,283.00	\$0.00	\$3,849.00	\$3,849.00	\$15,400.00
62021-000 - Fall Clean Up	\$0.00	\$237.50	\$237.50	\$0.00	\$237.50	\$237.50	\$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	\$498.00	\$498.00	\$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	\$563.00	\$563.00	\$2,250.00
62029-001 - Tree/Shrub Expense (M)	\$0.00	\$0.00	\$0.00	\$3,400.00	\$0.00	(\$3,400.00)	\$0.00
62080-000 - Pest Control	\$0.00	\$22.00	\$22.00	\$0.00	\$66.00	\$66.00	\$250.00
<b>Total SERVICES</b>	\$0.00	\$1,896.50	\$1,896.50	\$3,400.00	\$5,213.50	\$1,813.50	\$25,625.00
<b><u>TAXES</u></b>							
63015-000 - Tax Return Preparation/Audit	\$0.00	\$75.00	\$75.00	\$0.00	\$75.00	\$75.00	\$75.00
<b>Total TAXES</b>	\$0.00	\$75.00	\$75.00	\$0.00	\$75.00	\$75.00	\$75.00
<b><u>UTILITIES</u></b>							
67110-000 - Electricity	\$445.73	\$625.00	\$179.27	\$1,178.96	\$1,875.00	\$696.04	\$7,500.00
67310-000 - Water & Sewer	\$0.00	\$410.00	\$410.00	\$0.00	\$1,230.00	\$1,230.00	\$5,000.00
<b>Total UTILITIES</b>	\$445.73	\$1,035.00	\$589.27	\$1,178.96	\$3,105.00	\$1,926.04	\$12,500.00
<b>Total Expense</b>	\$5,868.22	\$6,218.24	\$350.02	\$13,034.39	\$18,178.72	\$5,144.33	\$94,320.00
Operating Net Income	(\$86.05)	\$23,256.76	(\$23,342.81)	\$57,584.69	\$70,246.28	(\$12,661.59)	\$0.00
Net Income	(\$86.05)	\$23,256.76	(\$23,342.81)	\$57,584.69	\$70,246.28	(\$12,661.59)	\$0.00