

Harborview Homeowners Association, Inc.
Balance Sheet Cash Basis
Period Through: 4/30/2025

Assets

Cash-Operating

11100-000 - Cash Operating Account - AAB

\$101,878.42

11202-000 - Money Market Account - AAB

\$33,676.35

Cash-Operating Total

\$135,554.77

Assets Total

\$135,554.77

Liabilities and Equity

Capital

45110-000 - Prior Years Retained Earnings

\$74,460.21

Capital Total

\$74,460.21

Net Income

\$61,094.56

Liabilities & Equity Total

\$135,554.77

Harborview Homeowners Association, Inc.
Budget Comparison Report
4/1/2025 - 4/30/2025

	4/1/2025 - 4/30/2025		1/1/2025 - 4/30/2025	
	Actual	Budget	Variance	
Income				
<u>MAIN REVENUE</u>				
50020-000 - Association Dues	\$4,999.44	\$10,472.00	(\$5,472.56)	\$98,897.00
<u>Total MAIN REVENUE</u>	\$4,999.44	\$10,472.00	(\$5,472.56)	\$98,897.00
<u>OTHER REVENUE</u>				
57100-000 - Late Fees	\$48.13	\$0.00	\$48.13	\$0.00
58100-000 - Interest Income	\$2.06	\$0.00	\$2.06	\$0.00
58110-000 - Reserve Interest	\$4.15	\$0.00	\$4.15	\$0.00
<u>Total OTHER REVENUE</u>	\$54.34	\$0.00	\$54.34	\$0.00
<u>Total Income</u>	\$5,053.78	\$10,472.00	(\$5,418.22)	\$98,897.00
Expense				
<u>Capital Reserves Improvements</u>				
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$165.00
<u>Total Capital Reserves Improvements</u>	\$0.00	\$41.25	\$41.25	\$165.00
<u>GENERAL AND ADMINISTRATIVE</u>				
61106-004 - Meeting Expenses	\$0.00	\$53.33	\$53.33	\$213.32
63050-000 - Bank Charges	\$0.00	\$0.00	\$0.00	(\$10.00)
63110-000 - Legal Expense	\$0.00	\$437.50	\$437.50	\$1,750.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$0.00	\$0.00	\$150.00
63180-000 - Printing/Postage/Mailings	\$55.00	\$216.67	\$161.67	\$866.68
63200-000 - Telephone/Beeper/Answering	\$152.84	\$125.00	(\$27.84)	\$500.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$207.84	\$832.50	\$624.66	\$3,480.00
<u>INSURANCE</u>				
72010-000 - Insurance Expense	\$0.00	\$500.00	\$500.00	\$2,000.00
<u>Total INSURANCE</u>	\$0.00	\$500.00	\$500.00	\$2,000.00
<u>MANAGEMENT FEE</u>				
73010-000 - Management Fee Expense	\$0.00	\$675.00	\$675.00	\$2,700.00
<u>Total MANAGEMENT FEE</u>	\$0.00	\$675.00	\$675.00	\$2,700.00
<u>REPAIRS AND MAINTENANCE</u>				
61140-000 - Pool Repair & Supplies	\$0.00	\$0.00	\$0.00	\$0.00
				\$580.00

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Budget Comparison Report
4/1/2025 - 4/30/2025

	4/1/2025 - 4/30/2025			1/1/2025 - 4/30/2025		
	Actual	Budget	Variance	Actual	Budget	Variance
61145-000 - Pool Service Contract	\$0.00	\$2,366.00	\$2,366.00	\$0.00	\$2,366.00	\$2,366.00
61146-000 - Pool Security Equipment	\$0.00	\$83.33	\$83.33	\$629.04	\$333.32	(\$295.72)
61950-000 - Clubhouse Maintenance	\$0.00	\$16.67	\$16.67	\$0.00	\$66.68	\$66.68
<u>Total REPAIRS AND MAINTENANCE</u>	\$0.00	\$2,466.00	\$2,466.00	\$629.04	\$2,766.00	\$2,136.96
<u>RESERVE EXPENSES</u>						
96598-000 - Reserve Transfer To/From	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$4,000.00	\$4,000.00
<u>Total RESERVE EXPENSES</u>	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$4,000.00	\$4,000.00
<u>SERVICES</u>						
62020-000 - Lawn/Plant Care	\$3,689.44	\$4,150.00	\$460.56	\$7,378.88	\$4,150.00	(\$3,228.88)
62080-000 - Pest Control	\$0.00	\$22.00	\$22.00	\$0.00	\$88.00	\$88.00
<u>Total SERVICES</u>	\$3,689.44	\$4,172.00	\$482.56	\$7,378.88	\$4,238.00	(\$3,140.88)
<u>TAXES</u>						
63015-000 - Tax Return Preparation/Audit	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$75.00
<u>Total TAXES</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$75.00
<u>UTILITIES</u>						
67110-000 - Electricity	\$404.83	\$500.00	\$95.17	\$1,703.23	\$1,883.33	\$180.10
67310-000 - Water & Sewer	\$73.73	\$370.83	\$297.10	\$73.73	\$1,483.32	\$1,409.59
<u>Total UTILITIES</u>	\$478.56	\$870.83	\$392.27	\$1,776.96	\$3,366.65	\$1,589.69
<u>Total Expense</u>	\$4,375.84	\$10,557.58	\$6,181.74	\$13,439.30	\$22,790.65	\$9,351.35
Operating Net Income	\$677.94	(\$85.58)	\$763.52	\$61,094.56	\$76,106.35	(\$15,011.79)
Net Income	\$677.94	(\$85.58)	\$763.52	\$61,094.56	\$76,106.35	(\$15,011.79)
						\$2.00