

Harborview Homeowners Association, Inc.
Balance Sheet Cash Basis
Period Through: 4/30/2022

Assets

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$56,735.01
11202-000 - Money Market Account - AAB	<u>\$30,016.21</u>
Cash-Operating Total	<u>\$86,751.22</u>

Assets Total **\$86,751.22**

Liabilities and Equity

Capital	
45110-000 - Prior Years Retained Earnings	<u>\$50,348.63</u>
Capital Total	<u>\$50,348.63</u>

Net Income \$36,402.59

Liabilities & Equity Total **\$86,751.22**

Harborview Homeowners Association, Inc.
Budget Comparison Report
4/1/2022 - 4/30/2022

	4/1/2022 - 4/30/2022			1/1/2022 - 4/30/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$7,887.13	\$5,895.00	\$1,992.13	\$56,830.43	\$94,320.00	(\$37,489.57)	\$94,320.00
<u>Total MAIN REVENUE</u>	\$7,887.13	\$5,895.00	\$1,992.13	\$56,830.43	\$94,320.00	(\$37,489.57)	\$94,320.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$67.26	\$0.00	\$67.26	\$144.96	\$0.00	\$144.96	\$0.00
57105-000 - Legal Expense Reimbursement	\$212.00	\$0.00	\$212.00	\$628.45	\$0.00	\$628.45	\$0.00
57150-000 - NSF Check Fee Reimbursement	\$10.00	\$0.00	\$10.00	\$20.00	\$0.00	\$20.00	\$0.00
57409-000 - Initiation Fee	\$0.00	\$0.00	\$0.00	\$228.02	\$0.00	\$228.02	\$0.00
58100-000 - Interest Income	\$1.26	\$0.00	\$1.26	\$4.48	\$0.00	\$4.48	\$0.00
58110-000 - Reserve Interest	\$2.47	\$0.00	\$2.47	\$9.87	\$0.00	\$9.87	\$0.00
<u>Total OTHER REVENUE</u>	\$292.99	\$0.00	\$292.99	\$1,035.78	\$0.00	\$1,035.78	\$0.00
Total Income	\$8,180.12	\$5,895.00	\$2,285.12	\$57,866.21	\$94,320.00	(\$36,453.79)	\$94,320.00
Expense							
<u>CAPITAL IMPROVEMENTS</u>							
95035-000 - Computers & Software	\$4,614.66	\$41.25	(\$4,573.41)	\$4,614.66	\$165.00	(\$4,449.66)	\$495.00
95070-000 - Pool	\$0.00	\$6,481.00	\$6,481.00	\$3,498.93	\$6,481.00	\$2,982.07	\$6,481.00
<u>Total CAPITAL IMPROVEMENTS</u>	\$4,614.66	\$6,522.25	\$1,907.59	\$8,113.59	\$6,646.00	(\$1,467.59)	\$6,976.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$33.33	\$33.33	\$0.00	\$133.32	\$133.32	\$450.00
63050-000 - Bank Charges	\$0.00	\$0.00	\$0.00	\$40.00	\$0.00	(\$40.00)	\$0.00
63110-000 - Legal Expense	\$0.00	\$500.00	\$500.00	\$959.00	\$2,000.00	\$1,041.00	\$6,500.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00	\$150.00	\$350.00
63170-000 - Postage	\$15.34	\$90.00	\$74.66	\$40.58	\$360.00	\$319.42	\$1,250.00
63180-000 - Printing & Copy Expense	\$0.00	\$100.00	\$100.00	\$26.18	\$200.00	\$173.82	\$500.00
63200-000 - Telephone/Beeper/Answering	\$107.88	\$108.33	\$0.45	\$432.33	\$433.32	\$0.99	\$1,300.00
63226-000 - Website Creation/Maintenance	\$0.00	\$0.00	\$0.00	\$495.00	\$0.00	(\$495.00)	\$0.00
63250-000 - Misc. General Administrative	\$0.00	\$0.00	\$0.00	\$23.76	\$0.00	(\$23.76)	\$0.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$123.22	\$831.66	\$708.44	\$2,016.85	\$3,276.64	\$1,259.79	\$10,350.00
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$0.00	\$566.00	\$566.00	\$0.00	\$2,264.00	\$2,264.00	\$6,800.00
<u>Total INSURANCE</u>	\$0.00	\$566.00	\$566.00	\$0.00	\$2,264.00	\$2,264.00	\$6,800.00

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Budget Comparison Report
4/1/2022 - 4/30/2022

	4/1/2022 - 4/30/2022			1/1/2022 - 4/30/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>MANAGEMENT FEE</u>							
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$2,700.00	\$2,700.00	\$0.00	\$8,100.00
<u>Total MANAGEMENT FEE</u>	\$675.00	\$675.00	\$0.00	\$2,700.00	\$2,700.00	\$0.00	\$8,100.00
<u>REPAIRS AND MAINTENANCE</u>							
61060-000 - Electrical Repair/Supplies	\$0.00	\$125.00	\$125.00	\$0.00	\$500.00	\$500.00	\$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	\$2,564.25	\$0.00	(\$2,564.25)	\$5,764.25	\$0.00	(\$5,764.25)	\$9,600.00
61185-000 - Gates and Controlled Access	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	(\$35.00)	\$0.00
<u>Total REPAIRS AND MAINTENANCE</u>	\$2,564.25	\$125.00	(\$2,439.25)	\$6,826.50	\$500.00	(\$6,326.50)	\$11,680.00
<u>RESERVE EXPENSES</u>							
96598-000 - Reserve Transfer To/From	\$0.00	\$1,017.00	\$1,017.00	\$0.00	\$4,068.00	\$4,068.00	\$12,214.00
<u>Total RESERVE EXPENSES</u>	\$0.00	\$1,017.00	\$1,017.00	\$0.00	\$4,068.00	\$4,068.00	\$12,214.00
<u>SERVICES</u>							
62020-000 - Lawn/Plant Care	\$0.00	\$1,283.00	\$1,283.00	\$0.00	\$5,132.00	\$5,132.00	\$15,400.00
62021-000 - Fall Clean Up	\$0.00	\$237.50	\$237.50	\$0.00	\$475.00	\$475.00	\$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	\$664.00	\$664.00	\$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	\$200.00	\$188.00	(\$12.00)	\$200.00	\$751.00	\$551.00	\$2,250.00
62080-000 - Pest Control	\$0.00	\$22.00	\$22.00	\$0.00	\$88.00	\$88.00	\$250.00
<u>Total SERVICES</u>	\$200.00	\$1,896.50	\$1,696.50	\$200.00	\$7,110.00	\$6,910.00	\$25,625.00
<u>TAXES</u>							
63015-000 - Tax Return Preparation/Audit	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$75.00	\$75.00
<u>Total TAXES</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$75.00	\$75.00
<u>UTILITIES</u>							
67110-000 - Electricity	\$932.83	\$625.00	(\$307.83)	\$1,578.31	\$2,500.00	\$921.69	\$7,500.00
67310-000 - Water & Sewer	\$28.37	\$410.00	\$381.63	\$28.37	\$1,640.00	\$1,611.63	\$5,000.00
<u>Total UTILITIES</u>	\$961.20	\$1,035.00	\$73.80	\$1,606.68	\$4,140.00	\$2,533.32	\$12,500.00
Total Expense	\$9,138.33	\$12,668.41	\$3,530.08	\$21,463.62	\$30,779.64	\$9,316.02	\$94,320.00
Operating Net Income	(\$958.21)	(\$6,773.41)	\$5,815.20	\$36,402.59	\$63,540.36	(\$27,137.77)	\$0.00
Net Income	(\$958.21)	(\$6,773.41)	\$5,815.20	\$36,402.59	\$63,540.36	(\$27,137.77)	\$0.00