

**Harborview Homeowners Association, Inc.**  
**Balance Sheet Cash Basis**  
**Period Through: 4/30/2023**

**Assets**

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$87,633.36
11202-000 - Money Market Account - AAB	\$32,566.09
Cash-Operating Total	<u>\$120,199.45</u>

Assets Total \$120,199.45

**Liabilities and Equity**

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

Net Income \$59,019.37

Liabilities & Equity Total \$120,199.45

**Harborview Homeowners Association, Inc.**  
**Budget Comparison Report**  
**4/1/2023 - 4/30/2023**

4/1/2023 - 4/30/2023

1/1/2023 - 4/30/2023

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$5,555.57	\$5,895.00	(\$339.43)	\$73,623.41	\$94,320.00	(\$20,696.59)	\$94,320.00
<u>Total MAIN REVENUE</u>	\$5,555.57	\$5,895.00	(\$339.43)	\$73,623.41	\$94,320.00	(\$20,696.59)	\$94,320.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$23.19	\$0.00	\$23.19	\$47.61	\$0.00	\$47.61	\$0.00
57140-000 - Miscellaneous Income	(\$2,510.00)	\$0.00	(\$2,510.00)	\$0.00	\$0.00	\$0.00	\$0.00
58100-000 - Interest Income	\$1.78	\$0.00	\$1.78	\$6.63	\$0.00	\$6.63	\$0.00
58110-000 - Reserve Interest	\$4.06	\$0.00	\$4.06	\$16.03	\$0.00	\$16.03	\$0.00
<u>Total OTHER REVENUE</u>	(\$2,480.97)	\$0.00	(\$2,480.97)	\$70.27	\$0.00	\$70.27	\$0.00
<b>Total Income</b>	\$3,074.60	\$5,895.00	(\$2,820.40)	\$73,693.68	\$94,320.00	(\$20,626.32)	\$94,320.00
<b>Expense</b>							
<u>CAPITAL IMPROVEMENTS</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$495.00	\$165.00	(\$330.00)	\$495.00
95070-000 - Pool	\$0.00	\$6,481.00	\$6,481.00	\$0.00	\$6,481.00	\$6,481.00	\$6,481.00
<u>Total CAPITAL IMPROVEMENTS</u>	\$0.00	\$6,522.25	\$6,522.25	\$495.00	\$6,646.00	\$6,151.00	\$6,976.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$140.00	\$33.33	(\$106.67)	\$140.00	\$133.32	(\$6.68)	\$450.00
63050-000 - Bank Charges	\$10.00	\$0.00	(\$10.00)	\$30.00	\$0.00	(\$30.00)	\$0.00
63110-000 - Legal Expense	\$0.00	\$500.00	\$500.00	\$405.00	\$2,000.00	\$1,595.00	\$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	\$0.00	\$145.83	\$145.83	\$1,308.70	\$583.32	(\$725.38)	\$1,750.00
63200-000 - Telephone/Beeper/Answering	\$109.49	\$108.33	(\$1.16)	\$328.47	\$433.32	\$104.85	\$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>	\$259.49	\$787.49	\$528.00	\$2,657.17	\$3,299.96	\$642.79	\$10,350.00
<b>INSURANCE</b>							
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
<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

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**Budget Comparison Report**  
**4/1/2023 - 4/30/2023**

4/1/2023 - 4/30/2023

1/1/2023 - 4/30/2023

	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	\$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	\$0.00	\$0.00	\$0.00	\$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>	\$0.00	\$125.00	\$125.00	\$3,537.75	\$500.00	(\$3,037.75)	\$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	\$4,068.00	\$4,068.00	\$12,214.00
<b>Total RESERVE EXPENSES</b>	\$0.00	\$1,017.00	\$1,017.00	\$0.00	\$4,068.00	\$4,068.00	\$12,214.00
<b><u>SERVICES</u></b>							
62020-000 - Lawn/Plant Care	\$132.62	\$1,283.00	\$1,150.38	\$132.62	\$5,132.00	\$4,999.38	\$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	\$0.00	\$188.00	\$188.00	\$0.00	\$751.00	\$751.00	\$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	\$88.00	\$88.00	\$250.00
<b>Total SERVICES</b>	\$132.62	\$1,896.50	\$1,763.88	\$3,532.62	\$7,110.00	\$3,577.38	\$25,625.00
<b><u>TAXES</u></b>							
63015-000 - Tax Return Preparation/Audit	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$75.00	\$75.00
<b>Total TAXES</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$75.00	\$75.00
<b><u>UTILITIES</u></b>							
67110-000 - Electricity	\$572.81	\$625.00	\$52.19	\$1,751.77	\$2,500.00	\$748.23	\$7,500.00
67310-000 - Water & Sewer	\$0.00	\$410.00	\$410.00	\$0.00	\$1,640.00	\$1,640.00	\$5,000.00
<b>Total UTILITIES</b>	\$572.81	\$1,035.00	\$462.19	\$1,751.77	\$4,140.00	\$2,388.23	\$12,500.00
<b>Total Expense</b>	\$1,639.92	\$12,624.24	\$10,984.32	\$14,674.31	\$30,802.96	\$16,128.65	\$94,320.00
Operating Net Income	\$1,434.68	(\$6,729.24)	\$8,163.92	\$59,019.37	\$63,517.04	(\$4,497.67)	\$0.00
Net Income	\$1,434.68	(\$6,729.24)	\$8,163.92	\$59,019.37	\$63,517.04	(\$4,497.67)	\$0.00