

**Harborview Homeowners Association, Inc.**  
**Balance Sheet**  
**7/31/2024**

**Assets**

Cash-Operating

11100-000 - Cash Operating Account - AAB \$73,504.99

11202-000 - Money Market Account - AAB \$32,627.36

Cash-Operating Total \$106,132.35

*Assets Total*

\$106,132.35

**Liabilities and Equity**

Capital

45110-000 - Prior Years Retained Earnings \$81,093.05

Capital Total \$81,093.05

Retained Earnings

\$0.00

Net Income

\$25,039.30

*Liabilities & Equity Total*

\$106,132.35

**Harborview Homeowners Association, Inc.**  
**Budget Comparison Report**  
**7/1/2024 - 7/31/2024**

	7/1/2024 - 7/31/2024			1/1/2024 - 7/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$264.00	\$0.00	\$264.00	\$85,030.53	\$98,897.00	(\$13,866.47)	\$98,897.00
<u>Total MAIN REVENUE</u>	\$264.00	\$0.00	\$264.00	\$85,030.53	\$98,897.00	(\$13,866.47)	\$98,897.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$0.00	\$0.00	\$0.00	\$1.61	\$0.00	\$1.61	\$0.00
57140-000 - Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$3,010.00	\$0.00	\$3,010.00	\$0.00
57150-000 - NSF Check Fee Reimbursement	\$0.00	\$0.00	\$0.00	\$30.00	\$0.00	\$30.00	\$0.00
58100-000 - Interest Income	\$1.67	\$0.00	\$1.67	\$12.46	\$0.00	\$12.46	\$0.00
58110-000 - Reserve Interest	\$4.15	\$0.00	\$4.15	\$28.47	\$0.00	\$28.47	\$0.00
<u>Total OTHER REVENUE</u>	\$5.82	\$0.00	\$5.82	\$3,082.54	\$0.00	\$3,082.54	\$0.00
<b>Total Income</b>	\$269.82	\$0.00	\$269.82	\$88,113.07	\$98,897.00	(\$10,783.93)	\$98,897.00
<b>Expense</b>							
<u>Capital Reserves Improvements</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$0.00	\$288.75	\$288.75	\$495.00
95064-000 - Sidewalks	\$0.00	\$0.00	\$0.00	\$9,310.00	\$0.00	(\$9,310.00)	\$0.00
<u>Total Capital Reserves Improvements</u>	\$0.00	\$41.25	\$41.25	\$9,310.00	\$288.75	(\$9,021.25)	\$495.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$53.33	\$53.33	\$0.00	\$373.31	\$373.31	\$640.00
63050-000 - Bank Charges	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	(\$10.00)	\$0.00
63110-000 - Legal Expense	\$0.00	\$437.50	\$437.50	\$287.00	\$3,062.50	\$2,775.50	\$5,250.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$200.00	\$200.00	\$400.00	\$350.00	(\$50.00)	\$350.00
63180-000 - Printing/Postage/Mailings	\$283.14	\$216.67	(\$66.47)	\$1,855.11	\$1,516.69	(\$338.42)	\$2,600.00
63200-000 - Telephone/Beeper/Answering	\$152.45	\$125.00	(\$27.45)	\$1,067.00	\$875.00	(\$192.00)	\$1,500.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$435.59	\$1,032.50	\$596.91	\$3,619.11	\$6,177.50	\$2,558.39	\$10,340.00
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$0.00	\$500.00	\$500.00	\$0.00	\$3,500.00	\$3,500.00	\$6,000.00
<u>Total INSURANCE</u>	\$0.00	\$500.00	\$500.00	\$0.00	\$3,500.00	\$3,500.00	\$6,000.00
<u>MANAGEMENT FEE</u>							
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$4,725.00	\$4,725.00	\$0.00	\$8,100.00
<u>Total MANAGEMENT FEE</u>	\$675.00	\$675.00	\$0.00	\$4,725.00	\$4,725.00	\$0.00	\$8,100.00
<u>REPAIRS AND MAINTENANCE</u>							
61140-000 - Pool Repair & Supplies	\$0.00	\$100.00	\$100.00	\$660.95	\$200.00	(\$460.95)	\$580.00
61145-000 - Pool Service Contract	\$0.00	\$2,366.00	\$2,366.00	\$14,500.00	\$9,464.00	(\$5,036.00)	\$14,200.00
61146-000 - Pool Security Equipment	\$0.00	\$83.33	\$83.33	\$0.00	\$583.31	\$583.31	\$1,000.00
61950-000 - Clubhouse Maintenance	\$0.00	\$16.67	\$16.67	\$0.00	\$116.69	\$116.69	\$200.00
<u>Total REPAIRS AND MAINTENANCE</u>	\$0.00	\$2,566.00	\$2,566.00	\$15,160.95	\$10,364.00	(\$4,796.95)	\$15,980.00
<u>RESERVE EXPENSES</u>							
96598-000 - Reserve Transfer To/From	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$7,000.00	\$7,000.00	\$12,000.00
<u>Total RESERVE EXPENSES</u>	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$7,000.00	\$7,000.00	\$12,000.00

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**Budget Comparison Report**  
**7/1/2024 - 7/31/2024**

	7/1/2024 - 7/31/2024			1/1/2024 - 7/31/2024			
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
<u>SERVICES</u>							
62020-000 - Lawn/Plant Care	\$3,689.44	\$4,150.00	\$460.56	\$18,447.20	\$16,600.00	(\$1,847.20)	\$33,205.00
62029-000 - Tree/Shrub Expense	\$0.00	\$0.00	\$0.00	\$5,400.00	\$0.00	(\$5,400.00)	\$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	\$22.00	\$22.00	\$0.00	\$154.00	\$154.00	\$250.00
<u>Total SERVICES</u>	\$3,689.44	\$4,172.00	\$482.56	\$24,446.24	\$16,754.00	(\$7,692.24)	\$33,455.00
<u>TAXES</u>							
63015-000 - Tax Return Preparation/Audit	\$0.00	\$0.00	\$0.00	\$14.25	\$75.00	\$60.75	\$75.00
<u>Total TAXES</u>	\$0.00	\$0.00	\$0.00	\$14.25	\$75.00	\$60.75	\$75.00
<u>UTILITIES</u>							
67110-000 - Electricity	\$1,075.26	\$900.00	(\$175.26)	\$3,885.33	\$4,583.33	\$698.00	\$8,000.00
67310-000 - Water & Sewer	\$852.38	\$370.83	(\$481.55)	\$1,842.41	\$2,595.81	\$753.40	\$4,450.00
67510-000 - Trash Removal	\$70.48	\$0.00	(\$70.48)	\$70.48	\$0.00	(\$70.48)	\$0.00
<u>Total UTILITIES</u>	\$1,998.12	\$1,270.83	(\$727.29)	\$5,798.22	\$7,179.14	\$1,380.92	\$12,450.00
<b>Total Expense</b>	\$6,798.15	\$11,257.58	\$4,459.43	\$63,073.77	\$56,063.39	(\$7,010.38)	\$98,895.00
Operating Net Income	(\$6,528.33)	(\$11,257.58)	\$4,729.25	\$25,039.30	\$42,833.61	(\$17,794.31)	\$2.00
Net Income	(\$6,528.33)	(\$11,257.58)	\$4,729.25	\$25,039.30	\$42,833.61	(\$17,794.31)	\$2.00