

Harborview Homeowners Association, Inc.
Balance Sheet Cash Basis
Period Through: 5/31/2022

Assets

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$61,420.07
11202-000 - Money Market Account - AAB	<u>\$30,018.75</u>
Cash-Operating Total	<u>\$91,438.82</u>
Assets Total	<u>\$91,438.82</u>

Liabilities and Equity

Capital	
45110-000 - Prior Years Retained Earnings	\$50,348.63
Capital Total	<u>\$50,348.63</u>
Net Income	\$41,090.19
Liabilities & Equity Total	<u>\$91,438.82</u>

Harborview Homeowners Association, Inc.
Budget Comparison Report
5/1/2022 - 5/31/2022

	5/1/2022 - 5/31/2022			1/1/2022 - 5/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$7,358.01	\$0.00	\$7,358.01	\$64,188.44	\$94,320.00	(\$30,131.56)	\$94,320.00
<u>Total MAIN REVENUE</u>	\$7,358.01	\$0.00	\$7,358.01	\$64,188.44	\$94,320.00	(\$30,131.56)	\$94,320.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$43.39	\$0.00	\$43.39	\$188.35	\$0.00	\$188.35	\$0.00
57105-000 - Legal Expense Reimbursement	\$0.00	\$0.00	\$0.00	\$628.45	\$0.00	\$628.45	\$0.00
57150-000 - NSF Check Fee Reimbursement	\$0.00	\$0.00	\$0.00	\$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	\$1.32	\$0.00	\$1.32	\$5.80	\$0.00	\$5.80	\$0.00
58110-000 - Reserve Interest	\$2.54	\$0.00	\$2.54	\$12.41	\$0.00	\$12.41	\$0.00
<u>Total OTHER REVENUE</u>	\$47.25	\$0.00	\$47.25	\$1,083.03	\$0.00	\$1,083.03	\$0.00
Total Income	\$7,405.26	\$0.00	\$7,405.26	\$65,271.47	\$94,320.00	(\$29,048.53)	\$94,320.00
Expense							
<u>CAPITAL IMPROVEMENTS</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$4,614.66	\$206.25	(\$4,408.41)	\$495.00
95070-000 - Pool	\$0.00	\$0.00	\$0.00	\$3,498.93	\$6,481.00	\$2,982.07	\$6,481.00
<u>Total CAPITAL IMPROVEMENTS</u>	\$0.00	\$41.25	\$41.25	\$8,113.59	\$6,687.25	(\$1,426.34)	\$6,976.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$33.33	\$33.33	\$0.00	\$166.65	\$166.65	\$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	\$2,500.00	\$1,541.00	\$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	\$67.05	\$90.00	\$22.95	\$107.63	\$450.00	\$342.37	\$1,250.00
63180-000 - Printing & Copy Expense	\$68.59	\$100.00	\$31.41	\$94.77	\$300.00	\$205.23	\$500.00
63200-000 - Telephone/Beeper/Answering	\$107.59	\$108.33	\$0.74	\$539.92	\$541.65	\$1.73	\$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>	\$243.23	\$831.66	\$588.43	\$2,260.08	\$4,108.30	\$1,848.22	\$10,350.00
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$0.00	\$566.00	\$566.00	\$0.00	\$2,830.00	\$2,830.00	\$6,800.00
<u>Total INSURANCE</u>	\$0.00	\$566.00	\$566.00	\$0.00	\$2,830.00	\$2,830.00	\$6,800.00

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Budget Comparison Report
5/1/2022 - 5/31/2022

	5/1/2022 - 5/31/2022			1/1/2022 - 5/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>MANAGEMENT FEE</u>							
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$3,375.00	\$3,375.00	\$0.00	\$8,100.00
<u>Total MANAGEMENT FEE</u>	\$675.00	\$675.00	\$0.00	\$3,375.00	\$3,375.00	\$0.00	\$8,100.00
<u>REPAIRS AND MAINTENANCE</u>							
61060-000 - Electrical Repair/Supplies	\$0.00	\$125.00	\$125.00	\$0.00	\$625.00	\$625.00	\$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	\$1,600.00	\$1,600.00	\$5,764.25	\$1,600.00	(\$4,164.25)	\$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>	\$0.00	\$1,725.00	\$1,725.00	\$6,826.50	\$2,225.00	(\$4,601.50)	\$11,680.00
<u>RESERVE EXPENSES</u>							
96598-000 - Reserve Transfer To/From	\$0.00	\$1,017.00	\$1,017.00	\$0.00	\$5,085.00	\$5,085.00	\$12,214.00
<u>Total RESERVE EXPENSES</u>	\$0.00	\$1,017.00	\$1,017.00	\$0.00	\$5,085.00	\$5,085.00	\$12,214.00
<u>SERVICES</u>							
62020-000 - Lawn/Plant Care	\$1,271.44	\$1,283.00	\$11.56	\$1,271.44	\$6,415.00	\$5,143.56	\$15,400.00
62021-000 - Fall Clean Up	\$0.00	\$0.00	\$0.00	\$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	\$830.00	\$830.00	\$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	\$200.00	\$939.00	\$739.00	\$2,250.00
62080-000 - Pest Control	\$0.00	\$22.00	\$22.00	\$0.00	\$110.00	\$110.00	\$250.00
<u>Total SERVICES</u>	\$1,271.44	\$1,659.00	\$387.56	\$1,471.44	\$8,769.00	\$7,297.56	\$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	\$259.11	\$625.00	\$365.89	\$1,837.42	\$3,125.00	\$1,287.58	\$7,500.00
67310-000 - Water & Sewer	\$268.88	\$410.00	\$141.12	\$297.25	\$2,050.00	\$1,752.75	\$5,000.00
<u>Total UTILITIES</u>	\$527.99	\$1,035.00	\$507.01	\$2,134.67	\$5,175.00	\$3,040.33	\$12,500.00
Total Expense	\$2,717.66	\$7,549.91	\$4,832.25	\$24,181.28	\$38,329.55	\$14,148.27	\$94,320.00
Operating Net Income	\$4,687.60	(\$7,549.91)	\$12,237.51	\$41,090.19	\$55,990.45	(\$14,900.26)	\$0.00
Net Income	\$4,687.60	(\$7,549.91)	\$12,237.51	\$41,090.19	\$55,990.45	(\$14,900.26)	\$0.00