

Harborview Homeowners Association, Inc.
Balance Sheet Cash Basis
Period Through: 5/31/2023

Assets

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$81,383.51
11202-000 - Money Market Account - AAB	<u>\$32,570.23</u>
Cash-Operating Total	<u>\$113,953.74</u>

Assets Total **\$113,953.74**

Liabilities and Equity

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

Net Income \$52,773.66

Liabilities & Equity Total **\$113,953.74**

Harborview Homeowners Association, Inc.
Budget Comparison Report
5/1/2023 - 5/31/2023

5/1/2023 - 5/31/2023

1/1/2023 - 5/31/2023

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$7,499.88	\$0.00	\$7,499.88	\$81,123.29	\$94,320.00	(\$13,196.71)	\$94,320.00
<u>Total MAIN REVENUE</u>	\$7,499.88	\$0.00	\$7,499.88	\$81,123.29	\$94,320.00	(\$13,196.71)	\$94,320.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$66.58	\$0.00	\$66.58	\$114.19	\$0.00	\$114.19	\$0.00
57105-000 - Legal Expense Reimbursement	\$212.00	\$0.00	\$212.00	\$212.00	\$0.00	\$212.00	\$0.00
57140-000 - Miscellaneous Income	\$2,505.00	\$0.00	\$2,505.00	\$2,505.00	\$0.00	\$2,505.00	\$0.00
58100-000 - Interest Income	\$1.81	\$0.00	\$1.81	\$8.44	\$0.00	\$8.44	\$0.00
58110-000 - Reserve Interest	\$4.14	\$0.00	\$4.14	\$20.17	\$0.00	\$20.17	\$0.00
<u>Total OTHER REVENUE</u>	\$2,789.53	\$0.00	\$2,789.53	\$2,859.80	\$0.00	\$2,859.80	\$0.00
Total Income	\$10,289.41	\$0.00	\$10,289.41	\$83,983.09	\$94,320.00	(\$10,336.91)	\$94,320.00
Expense							
<u>CAPITAL IMPROVEMENTS</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$495.00	\$206.25	(\$288.75)	\$495.00
95050-000 - Landscaping	\$5,000.00	\$0.00	(\$5,000.00)	\$5,000.00	\$0.00	(\$5,000.00)	\$0.00
95070-000 - Pool	\$0.00	\$0.00	\$0.00	\$0.00	\$6,481.00	\$6,481.00	\$6,481.00
<u>Total CAPITAL IMPROVEMENTS</u>	\$5,000.00	\$41.25	(\$4,958.75)	\$5,495.00	\$6,687.25	\$1,192.25	\$6,976.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$33.33	\$33.33	\$140.00	\$166.65	\$26.65	\$450.00
63050-000 - Bank Charges	\$10.00	\$0.00	(\$10.00)	\$40.00	\$0.00	(\$40.00)	\$0.00
63110-000 - Legal Expense	\$0.00	\$500.00	\$500.00	\$405.00	\$2,500.00	\$2,095.00	\$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	\$186.28	\$145.83	(\$40.45)	\$1,494.98	\$729.15	(\$765.83)	\$1,750.00
63200-000 - Telephone/Beeper/Answering	\$108.74	\$108.33	(\$0.41)	\$437.21	\$541.65	\$104.44	\$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>	\$305.02	\$787.49	\$482.47	\$2,962.19	\$4,087.45	\$1,125.26	\$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
<u>MANAGEMENT FEE</u>							

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	5/1/2023 - 5/31/2023			1/1/2023 - 5/31/2023		
	Actual	Budget	Variance	Actual	Budget	Variance
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$3,375.00	\$3,375.00	\$0.00
Total MANAGEMENT FEE	\$675.00	\$675.00	\$0.00	\$3,375.00	\$3,375.00	\$0.00
<u>REPAIRS AND MAINTENANCE</u>						
61060-000 - Electrical Repair/Supplies	\$0.00	\$125.00	\$125.00	\$0.00	\$625.00	\$625.00
61140-001 - Pool Security Line	\$0.00	\$0.00	\$0.00	(\$1,027.25)	\$0.00	\$1,027.25
61145-000 - Pool Service Contract	\$0.00	\$1,600.00	\$1,600.00	\$4,600.00	\$1,600.00	(\$3,000.00)
61185-000 - Gates and Controlled Access	\$0.00	\$0.00	\$0.00	(\$35.00)	\$0.00	\$35.00
Total REPAIRS AND MAINTENANCE	\$0.00	\$1,725.00	\$1,725.00	\$3,537.75	\$2,225.00	(\$1,312.75)
<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
Total RESERVE EXPENSES	\$0.00	\$1,017.00	\$1,017.00	\$0.00	\$5,085.00	\$5,085.00
<u>SERVICES</u>						
62020-000 - Lawn/Plant Care	\$7,378.88	\$1,283.00	(\$6,095.88)	\$7,511.50	\$6,415.00	(\$1,096.50)
62021-000 - Fall Clean Up	\$0.00	\$0.00	\$0.00	\$0.00	\$475.00	\$475.00
62022-000 - Spring Clean Up	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
62023-000 - HOA - Grounds Maintenance	\$2,491.45	\$0.00	(\$2,491.45)	\$2,491.45	\$0.00	(\$2,491.45)
62024-000 - Mulch	\$0.00	\$166.00	\$166.00	\$0.00	\$830.00	\$830.00
62026-000 - Sprinkler System Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
62027-000 - Chemical Application Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
62029-000 - Tree/Shrub Expense	\$0.00	\$188.00	\$188.00	\$0.00	\$939.00	\$939.00
62029-001 - Tree/Shrub Expense (M)	\$0.00	\$0.00	\$0.00	\$3,400.00	\$0.00	(\$3,400.00)
62080-000 - Pest Control	\$0.00	\$22.00	\$22.00	\$0.00	\$110.00	\$110.00
Total SERVICES	\$9,870.33	\$1,659.00	(\$8,211.33)	\$13,402.95	\$8,769.00	(\$4,633.95)
<u>TAXES</u>						
63015-000 - Tax Return Preparation/Audit	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$75.00
Total TAXES	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$75.00
<u>UTILITIES</u>						
67110-000 - Electricity	\$525.93	\$625.00	\$99.07	\$2,277.70	\$3,125.00	\$847.30
67310-000 - Water & Sewer	\$122.57	\$410.00	\$287.43	\$122.57	\$2,050.00	\$1,927.43
67510-000 - Trash Removal	\$36.27	\$0.00	(\$36.27)	\$36.27	\$0.00	(\$36.27)
Total UTILITIES	\$684.77	\$1,035.00	\$350.23	\$2,436.54	\$5,175.00	\$2,738.46
Total Expense	\$16,535.12	\$7,505.74	(\$9,029.38)	\$31,209.43	\$38,308.70	\$7,099.27
Operating Net Income	(\$6,245.71)	(\$7,505.74)	\$1,260.03	\$52,773.66	\$56,011.30	(\$3,237.64)
						\$0.00