

Harborview Homeowners Association, Inc.
Balance Sheet Cash Basis
Period Through: 6/30/2022

Assets

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$66,305.87
11202-000 - Money Market Account - AAB	<u>\$30,021.22</u>
Cash-Operating Total	<u>\$96,327.09</u>
Assets Total	<u>\$96,327.09</u>

Liabilities and Equity

Capital	
45110-000 - Prior Years Retained Earnings	\$50,348.63
Capital Total	<u>\$50,348.63</u>
Net Income	\$45,978.46
Liabilities & Equity Total	<u>\$96,327.09</u>

Harborview Homeowners Association, Inc.
Budget Comparison Report
6/1/2022 - 6/30/2022

	6/1/2022 - 6/30/2022			1/1/2022 - 6/30/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$4,899.61	\$0.00	\$4,899.61	\$69,088.05	\$94,320.00	(\$25,231.95)	\$94,320.00
<u>Total MAIN REVENUE</u>	\$4,899.61	\$0.00	\$4,899.61	\$69,088.05	\$94,320.00	(\$25,231.95)	\$94,320.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$59.44	\$0.00	\$59.44	\$247.79	\$0.00	\$247.79	\$0.00
57105-000 - Legal Expense Reimbursement	\$10,424.00	\$0.00	\$10,424.00	\$11,052.45	\$0.00	\$11,052.45	\$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	\$1.35	\$0.00	\$1.35	\$7.15	\$0.00	\$7.15	\$0.00
58110-000 - Reserve Interest	\$2.47	\$0.00	\$2.47	\$14.88	\$0.00	\$14.88	\$0.00
<u>Total OTHER REVENUE</u>	\$10,487.26	\$0.00	\$10,487.26	\$11,570.29	\$0.00	\$11,570.29	\$0.00
Total Income	\$15,386.87	\$0.00	\$15,386.87	\$80,658.34	\$94,320.00	(\$13,661.66)	\$94,320.00
Expense							
<u>CAPITAL IMPROVEMENTS</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$4,614.66	\$247.50	(\$4,367.16)	\$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	\$6,728.50	(\$1,385.09)	\$6,976.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$33.33	\$33.33	\$0.00	\$199.98	\$199.98	\$450.00
63050-000 - Bank Charges	\$0.00	\$0.00	\$0.00	\$40.00	\$0.00	(\$40.00)	\$0.00
63110-000 - Legal Expense	\$994.50	\$500.00	(\$494.50)	\$1,953.50	\$3,000.00	\$1,046.50	\$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	\$123.08	\$170.00	\$46.92	\$230.71	\$620.00	\$389.29	\$1,250.00
63180-000 - Printing & Copy Expense	\$42.64	\$100.00	\$57.36	\$137.41	\$400.00	\$262.59	\$500.00
63200-000 - Telephone/Beeper/Answering	\$107.59	\$108.33	\$0.74	\$647.51	\$649.98	\$2.47	\$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	\$18.25	\$0.00	(\$18.25)	\$42.01	\$0.00	(\$42.01)	\$0.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$1,286.06	\$911.66	(\$374.40)	\$3,546.14	\$5,019.96	\$1,473.82	\$10,350.00
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$0.00	\$566.00	\$566.00	\$0.00	\$3,396.00	\$3,396.00	\$6,800.00
<u>Total INSURANCE</u>	\$0.00	\$566.00	\$566.00	\$0.00	\$3,396.00	\$3,396.00	\$6,800.00

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Budget Comparison Report
6/1/2022 - 6/30/2022

	6/1/2022 - 6/30/2022			1/1/2022 - 6/30/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>MANAGEMENT FEE</u>							
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$4,050.00	\$4,050.00	\$0.00	\$8,100.00
<u>Total MANAGEMENT FEE</u>	\$675.00	\$675.00	\$0.00	\$4,050.00	\$4,050.00	\$0.00	\$8,100.00
<u>REPAIRS AND MAINTENANCE</u>							
61060-000 - Electrical Repair/Supplies	\$0.00	\$125.00	\$125.00	\$0.00	\$750.00	\$750.00	\$1,500.00
61140-001 - Pool Security Line	\$0.00	\$100.00	\$100.00	\$1,027.25	\$100.00	(\$927.25)	\$580.00
61145-000 - Pool Service Contract	\$0.00	\$1,600.00	\$1,600.00	\$5,764.25	\$3,200.00	(\$2,564.25)	\$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	\$1,825.00	\$1,825.00	\$6,826.50	\$4,050.00	(\$2,776.50)	\$11,680.00
<u>RESERVE EXPENSES</u>							
96598-000 - Reserve Transfer To/From	\$0.00	\$1,017.00	\$1,017.00	\$0.00	\$6,102.00	\$6,102.00	\$12,214.00
<u>Total RESERVE EXPENSES</u>	\$0.00	\$1,017.00	\$1,017.00	\$0.00	\$6,102.00	\$6,102.00	\$12,214.00
<u>SERVICES</u>							
62020-000 - Lawn/Plant Care	\$3,178.60	\$1,283.00	(\$1,895.60)	\$4,450.04	\$7,698.00	\$3,247.96	\$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	\$996.00	\$996.00	\$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	\$1,605.24	\$0.00	(\$1,605.24)	\$1,605.24	\$0.00	(\$1,605.24)	\$4,400.00
62029-000 - Tree/Shrub Expense	\$3,000.00	\$188.00	(\$2,812.00)	\$3,200.00	\$1,127.00	(\$2,073.00)	\$2,250.00
62080-000 - Pest Control	\$0.00	\$22.00	\$22.00	\$0.00	\$132.00	\$132.00	\$250.00
<u>Total SERVICES</u>	\$7,783.84	\$1,659.00	(\$6,124.84)	\$9,255.28	\$10,428.00	\$1,172.72	\$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	\$731.70	\$625.00	(\$106.70)	\$2,569.12	\$3,750.00	\$1,180.88	\$7,500.00
67310-000 - Water & Sewer	\$22.00	\$410.00	\$388.00	\$319.25	\$2,460.00	\$2,140.75	\$5,000.00
<u>Total UTILITIES</u>	\$753.70	\$1,035.00	\$281.30	\$2,888.37	\$6,210.00	\$3,321.63	\$12,500.00
Total Expense	\$10,498.60	\$7,729.91	(\$2,768.69)	\$34,679.88	\$46,059.46	\$11,379.58	\$94,320.00
Operating Net Income	\$4,888.27	(\$7,729.91)	\$12,618.18	\$45,978.46	\$48,260.54	(\$2,282.08)	\$0.00
Net Income	\$4,888.27	(\$7,729.91)	\$12,618.18	\$45,978.46	\$48,260.54	(\$2,282.08)	\$0.00