

Harborview Homeowners Association, Inc.
Balance Sheet Cash Basis
Period Through: 6/30/2023

Assets

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$72,427.18
11202-000 - Money Market Account - AAB	\$32,574.25
Cash-Operating Total	<u>\$105,001.43</u>

Assets Total \$105,001.43

Liabilities and Equity

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

Net Income \$43,821.35

Liabilities & Equity Total \$105,001.43

Harborview Homeowners Association, Inc.
Budget Comparison Report
6/1/2023 - 6/30/2023

6/1/2023 - 6/30/2023

1/1/2023 - 6/30/2023

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$3,333.91	\$0.00	\$3,333.91	\$84,457.20	\$94,320.00	(\$9,862.80)	\$94,320.00
<u>Total MAIN REVENUE</u>	\$3,333.91	\$0.00	\$3,333.91	\$84,457.20	\$94,320.00	(\$9,862.80)	\$94,320.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$4.82	\$0.00	\$4.82	\$119.01	\$0.00	\$119.01	\$0.00
57105-000 - Legal Expense Reimbursement	\$0.00	\$0.00	\$0.00	\$212.00	\$0.00	\$212.00	\$0.00
57135-000 - Pool Fee Income	\$50.00	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$0.00
57140-000 - Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$2,505.00	\$0.00	\$2,505.00	\$0.00
58100-000 - Interest Income	\$1.66	\$0.00	\$1.66	\$10.10	\$0.00	\$10.10	\$0.00
58110-000 - Reserve Interest	\$4.02	\$0.00	\$4.02	\$24.19	\$0.00	\$24.19	\$0.00
<u>Total OTHER REVENUE</u>	\$60.50	\$0.00	\$60.50	\$2,920.30	\$0.00	\$2,920.30	\$0.00
Total Income	\$3,394.41	\$0.00	\$3,394.41	\$87,377.50	\$94,320.00	(\$6,942.50)	\$94,320.00
Expense							
<u>CAPITAL IMPROVEMENTS</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$495.00	\$247.50	(\$247.50)	\$495.00
95050-000 - Landscaping	\$0.00	\$0.00	\$0.00	\$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>	\$0.00	\$41.25	\$41.25	\$5,495.00	\$6,728.50	\$1,233.50	\$6,976.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$33.33	\$33.33	\$140.00	\$199.98	\$59.98	\$450.00
63050-000 - Bank Charges	\$0.00	\$0.00	\$0.00	\$40.00	\$0.00	(\$40.00)	\$0.00
63110-000 - Legal Expense	\$0.00	\$500.00	\$500.00	\$405.00	\$3,000.00	\$2,595.00	\$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	\$47.50	\$145.83	\$98.33	\$1,542.48	\$874.98	(\$667.50)	\$1,750.00
63200-000 - Telephone/Beeper/Answering	\$124.79	\$108.33	(\$16.46)	\$562.00	\$649.98	\$87.98	\$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>	\$172.29	\$787.49	\$615.20	\$3,134.48	\$4,874.94	\$1,740.46	\$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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	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<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
61140-000 - Pool Repair & Supplies	\$587.87	\$0.00	(\$587.87)	\$587.87	\$0.00	(\$587.87)	\$0.00
61140-001 - Pool Security Line	\$0.00	\$100.00	\$100.00	(\$1,027.25)	\$100.00	\$1,127.25	\$580.00
61145-000 - Pool Service Contract	\$0.00	\$1,600.00	\$1,600.00	\$4,600.00	\$3,200.00	(\$1,400.00)	\$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>	\$587.87	\$1,825.00	\$1,237.13	\$4,125.62	\$4,050.00	(\$75.62)	\$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	\$7,378.88	\$1,283.00	(\$6,095.88)	\$14,890.38	\$7,698.00	(\$7,192.38)	\$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
62023-000 - HOA - Grounds Maintenance	\$0.00	\$0.00	\$0.00	\$2,491.45	\$0.00	(\$2,491.45)	\$0.00
62024-000 - Mulch	\$0.00	\$166.00	\$166.00	\$0.00	\$996.00	\$996.00	\$2,000.00
62026-000 - Sprinkler System Contract	\$1,800.00	\$0.00	(\$1,800.00)	\$1,800.00	\$0.00	(\$1,800.00)	\$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	\$180.00	\$188.00	\$8.00	\$180.00	\$1,127.00	\$947.00	\$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	\$132.00	\$132.00	\$250.00
<u>Total SERVICES</u>	\$9,358.88	\$1,659.00	(\$7,699.88)	\$22,761.83	\$10,428.00	(\$12,333.83)	\$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	\$1,059.96	\$625.00	(\$434.96)	\$3,337.66	\$3,750.00	\$412.34	\$7,500.00
67310-000 - Water & Sewer	\$492.72	\$410.00	(\$82.72)	\$615.29	\$2,460.00	\$1,844.71	\$5,000.00
67510-000 - Trash Removal	\$0.00	\$0.00	\$0.00	\$36.27	\$0.00	(\$36.27)	\$0.00
<u>Total UTILITIES</u>	\$1,552.68	\$1,035.00	(\$517.68)	\$3,989.22	\$6,210.00	\$2,220.78	\$12,500.00
Total Expense	\$12,346.72	\$7,605.74	(\$4,740.98)	\$43,556.15	\$45,914.44	\$2,358.29	\$94,320.00