

Harborview Homeowners Association, Inc.
Balance Sheet Cash Basis
Period Through: 7/31/2022

Assets

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$76,684.12
11202-000 - Money Market Account - AAB	\$30,023.77
Cash-Operating Total	<u>\$106,707.89</u>

Assets Total \$106,707.89

Liabilities and Equity

Capital	
45110-000 - Prior Years Retained Earnings	\$50,348.63
Capital Total	<u>\$50,348.63</u>

Net Income \$56,359.26

Liabilities & Equity Total \$106,707.89

Harborview Homeowners Association, Inc.
Budget Comparison Report
7/1/2022 - 7/31/2022

	7/1/2022 - 7/31/2022		1/1/2022 - 7/31/2022				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$1,199.66	\$0.00	\$1,199.66	\$70,287.71	\$94,320.00	(\$24,032.29)	\$94,320.00
<u>Total MAIN REVENUE</u>	\$1,199.66	\$0.00	\$1,199.66	\$70,287.71	\$94,320.00	(\$24,032.29)	\$94,320.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$112.14	\$0.00	\$112.14	\$359.93	\$0.00	\$359.93	\$0.00
57105-000 - Legal Expense Reimbursement	\$26,657.51	\$0.00	\$26,657.51	\$37,709.96	\$0.00	\$37,709.96	\$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
57600-000 - Developer Contribution	\$1.63	\$0.00	\$1.63	\$1.63	\$0.00	\$1.63	\$0.00
58100-000 - Interest Income	\$0.00	\$0.00	\$0.00	\$7.15	\$0.00	\$7.15	\$0.00
58110-000 - Reserve Interest	\$2.55	\$0.00	\$2.55	\$17.43	\$0.00	\$17.43	\$0.00
<u>Total OTHER REVENUE</u>	\$26,773.83	\$0.00	\$26,773.83	\$38,344.12	\$0.00	\$38,344.12	\$0.00
Total Income	\$27,973.49	\$0.00	\$27,973.49	\$108,631.83	\$94,320.00	\$14,311.83	\$94,320.00
Expense							
<u>CAPITAL IMPROVEMENTS</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$4,614.66	\$288.75	(\$4,325.91)	\$495.00
95064-000 - Sidewalks	\$7,800.00	\$0.00	(\$7,800.00)	\$7,800.00	\$0.00	(\$7,800.00)	\$0.00
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>	\$7,800.00	\$41.25	(\$7,758.75)	\$15,913.59	\$6,769.75	(\$9,143.84)	\$6,976.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$33.33	\$33.33	\$0.00	\$233.31	\$233.31	\$450.00
63050-000 - Bank Charges	\$0.00	\$0.00	\$0.00	\$40.00	\$0.00	(\$40.00)	\$0.00
63110-000 - Legal Expense	\$999.50	\$500.00	(\$499.50)	\$2,953.00	\$3,500.00	\$547.00	\$6,500.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$200.00	\$200.00	\$0.00	\$350.00	\$350.00	\$350.00
63170-000 - Postage	\$0.00	\$120.00	\$120.00	\$230.71	\$740.00	\$509.29	\$1,250.00
63180-000 - Printing & Copy Expense	\$0.00	\$100.00	\$100.00	\$137.41	\$500.00	\$362.59	\$500.00
63200-000 - Telephone/Beeper/Answering	\$107.65	\$108.33	\$0.68	\$755.16	\$758.31	\$3.15	\$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	\$42.01	\$0.00	(\$42.01)	\$0.00
63250-001 - Lien Fees	\$31.00	\$0.00	(\$31.00)	\$31.00	\$0.00	(\$31.00)	\$0.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$1,138.15	\$1,061.66	(\$76.49)	\$4,684.29	\$6,081.62	\$1,397.33	\$10,350.00

Harborview Homeowners Association, Inc.
Budget Comparison Report
7/1/2022 - 7/31/2022

7/1/2022 - 7/31/2022

1/1/2022 - 7/31/2022

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$0.00	\$566.00	\$566.00	\$0.00	\$3,962.00	\$3,962.00	\$6,800.00
Total INSURANCE	\$0.00	\$566.00	\$566.00	\$0.00	\$3,962.00	\$3,962.00	\$6,800.00
<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
Total MANAGEMENT FEE	\$675.00	\$675.00	\$0.00	\$4,725.00	\$4,725.00	\$0.00	\$8,100.00
<u>PAYROLL AND BENEFITS</u>							
64370-000 - Workers Compensation Insurance	\$655.47	\$0.00	(\$655.47)	\$655.47	\$0.00	(\$655.47)	\$0.00
Total PAYROLL AND BENEFITS	\$655.47	\$0.00	(\$655.47)	\$655.47	\$0.00	(\$655.47)	\$0.00
<u>REPAIRS AND MAINTENANCE</u>							
61060-000 - Electrical Repair/Supplies	\$0.00	\$125.00	\$125.00	\$0.00	\$875.00	\$875.00	\$1,500.00
61140-001 - Pool Security Line	\$0.00	\$100.00	\$100.00	\$1,027.25	\$200.00	(\$827.25)	\$580.00
61145-000 - Pool Service Contract	\$3,200.00	\$1,600.00	(\$1,600.00)	\$8,964.25	\$4,800.00	(\$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
Total REPAIRS AND MAINTENANCE	\$3,200.00	\$1,825.00	(\$1,375.00)	\$10,026.50	\$5,875.00	(\$4,151.50)	\$11,680.00
<u>RESERVE EXPENSES</u>							
96598-000 - Reserve Transfer To/From	\$0.00	\$1,017.00	\$1,017.00	\$0.00	\$7,119.00	\$7,119.00	\$12,214.00
Total RESERVE EXPENSES	\$0.00	\$1,017.00	\$1,017.00	\$0.00	\$7,119.00	\$7,119.00	\$12,214.00
<u>SERVICES</u>							
62020-000 - Lawn/Plant Care	\$2,542.88	\$1,283.00	(\$1,259.88)	\$6,992.92	\$8,981.00	\$1,988.08	\$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	\$1,162.00	\$1,162.00	\$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	\$1,605.24	\$0.00	(\$1,605.24)	\$4,400.00
62029-000 - Tree/Shrub Expense	\$500.00	\$188.00	(\$312.00)	\$3,700.00	\$1,315.00	(\$2,385.00)	\$2,250.00
62080-000 - Pest Control	\$0.00	\$22.00	\$22.00	\$0.00	\$154.00	\$154.00	\$250.00
Total SERVICES	\$3,042.88	\$1,659.00	(\$1,383.88)	\$12,298.16	\$12,087.00	(\$211.16)	\$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
Total TAXES	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$75.00	\$75.00

Harborview Homeowners Association, Inc.
Budget Comparison Report
7/1/2022 - 7/31/2022

	7/1/2022 - 7/31/2022		1/1/2022 - 7/31/2022				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>UTILITIES</u>							
67110-000 - Electricity	\$992.07	\$625.00	(\$367.07)	\$3,561.19	\$4,375.00	\$813.81	\$7,500.00
67310-000 - Water & Sewer	\$89.12	\$410.00	\$320.88	\$408.37	\$2,870.00	\$2,461.63	\$5,000.00
<u>Total UTILITIES</u>	\$1,081.19	\$1,035.00	(\$46.19)	\$3,969.56	\$7,245.00	\$3,275.44	\$12,500.00
Total Expense	\$17,592.69	\$7,879.91	(\$9,712.78)	\$52,272.57	\$53,939.37	\$1,666.80	\$94,320.00
Operating Net Income	\$10,380.80	(\$7,879.91)	\$18,260.71	\$56,359.26	\$40,380.63	\$15,978.63	\$0.00
Net Income	\$10,380.80	(\$7,879.91)	\$18,260.71	\$56,359.26	\$40,380.63	\$15,978.63	\$0.00