

**Harborview Homeowners Association, Inc.**  
**Balance Sheet Cash Basis**  
**Period Through: 7/31/2023**

**Assets**

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$62,172.58
11202-000 - Money Market Account - AAB	<u>\$32,578.40</u>
Cash-Operating Total	<u><b>\$94,750.98</b></u>

Assets Total **\$94,750.98**

**Liabilities and Equity**

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

Net Income \$33,570.90

Liabilities & Equity Total **\$94,750.98**

**Harborview Homeowners Association, Inc.**  
**Budget Comparison Report**  
**7/1/2023 - 7/31/2023**

	7/1/2023 - 7/31/2023		1/1/2023 - 7/31/2023				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<b><u>MAIN REVENUE</u></b>							
50020-000 - Association Dues	\$1,511.61	\$0.00	\$1,511.61	\$85,968.81	\$94,320.00	(\$8,351.19)	\$94,320.00
<b>Total MAIN REVENUE</b>	\$1,511.61	\$0.00	\$1,511.61	\$85,968.81	\$94,320.00	(\$8,351.19)	\$94,320.00
<b><u>OTHER REVENUE</u></b>							
57100-000 - Late Fees	\$4.73	\$0.00	\$4.73	\$123.74	\$0.00	\$123.74	\$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	\$0.00	\$0.00	\$0.00	\$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	\$1.53	\$0.00	\$1.53	\$11.63	\$0.00	\$11.63	\$0.00
58110-000 - Reserve Interest	\$4.15	\$0.00	\$4.15	\$28.34	\$0.00	\$28.34	\$0.00
<b>Total OTHER REVENUE</b>	\$10.41	\$0.00	\$10.41	\$2,930.71	\$0.00	\$2,930.71	\$0.00
<b>Total Income</b>	\$1,522.02	\$0.00	\$1,522.02	\$88,899.52	\$94,320.00	(\$5,420.48)	\$94,320.00
<b>Expense</b>							
<b><u>CAPITAL IMPROVEMENTS</u></b>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$495.00	\$288.75	(\$206.25)	\$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
<b>Total CAPITAL IMPROVEMENTS</b>	\$0.00	\$41.25	\$41.25	\$5,495.00	\$6,769.75	\$1,274.75	\$6,976.00
<b><u>GENERAL AND ADMINISTRATIVE</u></b>							
61106-004 - Meeting Expenses	\$0.00	\$33.33	\$33.33	\$140.00	\$233.31	\$93.31	\$450.00
63050-000 - Bank Charges	\$0.00	\$0.00	\$0.00	\$40.00	\$0.00	(\$40.00)	\$0.00
63110-000 - Legal Expense	\$0.00	\$500.00	\$500.00	\$405.00	\$3,500.00	\$3,095.00	\$6,500.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$200.00	\$200.00	\$350.00	\$350.00	\$0.00	\$350.00
63180-000 - Printing/Postage/Mailings	\$0.00	\$145.83	\$145.83	\$1,542.48	\$1,020.81	(\$521.67)	\$1,750.00
63200-000 - Telephone/Beeper/Answering	\$288.15	\$108.33	(\$179.82)	\$850.15	\$758.31	(\$91.84)	\$1,300.00
63250-000 - Misc. General Administrative	\$0.00	\$0.00	\$0.00	\$95.00	\$0.00	(\$95.00)	\$0.00
<b>Total GENERAL AND ADMINISTRATIVE</b>	\$288.15	\$987.49	\$699.34	\$3,422.63	\$5,862.43	\$2,439.80	\$10,350.00
<b><u>INSURANCE</u></b>							
72010-000 - Insurance Expense	\$655.47	\$566.00	(\$89.47)	\$655.47	\$3,962.00	\$3,306.53	\$6,800.00
<b>Total INSURANCE</b>	\$655.47	\$566.00	(\$89.47)	\$655.47	\$3,962.00	\$3,306.53	\$6,800.00

**Harborview Homeowners Association, Inc.**  
**Budget Comparison Report**  
**7/1/2023 - 7/31/2023**

	7/1/2023 - 7/31/2023			1/1/2023 - 7/31/2023		
	Actual	Budget	Variance	Actual	Budget	Variance
<b><u>MANAGEMENT FEE</u></b>						
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$4,725.00	\$4,725.00	\$0.00
<b>Total MANAGEMENT FEE</b>	<b>\$675.00</b>	<b>\$675.00</b>	<b>\$0.00</b>	<b>\$4,725.00</b>	<b>\$4,725.00</b>	<b>\$0.00</b>
<b><u>REPAIRS AND MAINTENANCE</u></b>						
61060-000 - Electrical Repair/Supplies	\$0.00	\$125.00	\$125.00	\$0.00	\$875.00	\$875.00
61140-000 - Pool Repair & Supplies	\$0.00	\$0.00	\$0.00	\$587.87	\$0.00	(\$587.87)
61140-001 - Pool Security Line	\$0.00	\$100.00	\$100.00	(\$1,027.25)	\$200.00	\$1,227.25
61145-000 - Pool Service Contract	\$4,600.00	\$1,600.00	(\$3,000.00)	\$9,200.00	\$4,800.00	(\$4,400.00)
61185-000 - Gates and Controlled Access	\$0.00	\$0.00	\$0.00	(\$35.00)	\$0.00	\$35.00
<b>Total REPAIRS AND MAINTENANCE</b>	<b>\$4,600.00</b>	<b>\$1,825.00</b>	<b>(\$2,775.00)</b>	<b>\$8,725.62</b>	<b>\$5,875.00</b>	<b>(\$2,850.62)</b>
<b><u>RESERVE EXPENSES</u></b>						
96598-000 - Reserve Transfer To/From	\$0.00	\$1,017.00	\$1,017.00	\$0.00	\$7,119.00	\$7,119.00
<b>Total RESERVE EXPENSES</b>	<b>\$0.00</b>	<b>\$1,017.00</b>	<b>\$1,017.00</b>	<b>\$0.00</b>	<b>\$7,119.00</b>	<b>\$7,119.00</b>
<b><u>SERVICES</u></b>						
62020-000 - Lawn/Plant Care	\$3,689.44	\$1,283.00	(\$2,406.44)	\$18,579.82	\$8,981.00	(\$9,598.82)
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	\$0.00	\$0.00	\$0.00	\$2,491.45	\$0.00	(\$2,491.45)
62024-000 - Mulch	\$0.00	\$166.00	\$166.00	\$0.00	\$1,162.00	\$1,162.00
62026-000 - Sprinkler System Contract	\$0.00	\$0.00	\$0.00	\$1,800.00	\$0.00	(\$1,800.00)
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	\$180.00	\$1,315.00	\$1,135.00
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	\$154.00	\$154.00
<b>Total SERVICES</b>	<b>\$3,689.44</b>	<b>\$1,659.00</b>	<b>(\$2,030.44)</b>	<b>\$26,451.27</b>	<b>\$12,087.00</b>	<b>(\$14,364.27)</b>
<b><u>TAXES</u></b>						
63015-000 - Tax Return Preparation/Audit	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$75.00
<b>Total TAXES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$75.00</b>	<b>\$75.00</b>
<b><u>UTILITIES</u></b>						
67110-000 - Electricity	\$1,040.82	\$625.00	(\$415.82)	\$4,378.48	\$4,375.00	(\$3.48)
67310-000 - Water & Sewer	\$803.58	\$410.00	(\$393.58)	\$1,418.87	\$2,870.00	\$1,451.13
67510-000 - Trash Removal	\$20.01	\$0.00	(\$20.01)	\$56.28	\$0.00	(\$56.28)
<b>Total UTILITIES</b>	<b>\$1,864.41</b>	<b>\$1,035.00</b>	<b>(\$829.41)</b>	<b>\$5,853.63</b>	<b>\$7,245.00</b>	<b>\$1,391.37</b>
<b>Total Expense</b>	<b>\$11,772.47</b>	<b>\$7,805.74</b>	<b>(\$3,966.73)</b>	<b>\$55,328.62</b>	<b>\$53,720.18</b>	<b>(\$1,608.44)</b>
<b>Total Budget</b>						
<b>Total Variance</b>						