

Harborview Homeowners Association, Inc.
Balance Sheet
8/31/2024

Assets

Cash-Operating

11100-000 - Cash Operating Account - AAB \$69,767.03

11202-000 - Money Market Account - AAB \$32,631.50

Cash-Operating Total \$102,398.53

Assets Total

\$102,398.53

Liabilities and Equity

Capital

45110-000 - Prior Years Retained Earnings \$81,093.05

Capital Total \$81,093.05

Retained Earnings

\$0.00

Net Income

\$21,305.48

Liabilities & Equity Total

\$102,398.53

Harborview Homeowners Association, Inc.
Budget Comparison Report
8/1/2024 - 8/31/2024

	8/1/2024 - 8/31/2024			1/1/2024 - 8/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	(\$24.00)	\$0.00	(\$24.00)	\$85,006.53	\$98,897.00	(\$13,890.47)	\$98,897.00
<u>Total MAIN REVENUE</u>	(\$24.00)	\$0.00	(\$24.00)	\$85,006.53	\$98,897.00	(\$13,890.47)	\$98,897.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$10.13	\$0.00	\$10.13	\$11.74	\$0.00	\$11.74	\$0.00
57140-000 - Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$3,010.00	\$0.00	\$3,010.00	\$0.00
57150-000 - NSF Check Fee Reimbursement	\$0.00	\$0.00	\$0.00	\$30.00	\$0.00	\$30.00	\$0.00
58100-000 - Interest Income	\$1.52	\$0.00	\$1.52	\$13.98	\$0.00	\$13.98	\$0.00
58110-000 - Reserve Interest	\$4.14	\$0.00	\$4.14	\$32.61	\$0.00	\$32.61	\$0.00
<u>Total OTHER REVENUE</u>	\$15.79	\$0.00	\$15.79	\$3,098.33	\$0.00	\$3,098.33	\$0.00
Total Income	(\$8.21)	\$0.00	(\$8.21)	\$88,104.86	\$98,897.00	(\$10,792.14)	\$98,897.00
Expense							
<u>Capital Reserves Improvements</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$0.00	\$330.00	\$330.00	\$495.00
95064-000 - Sidewalks	\$0.00	\$0.00	\$0.00	\$9,310.00	\$0.00	(\$9,310.00)	\$0.00
<u>Total Capital Reserves Improvements</u>	\$0.00	\$41.25	\$41.25	\$9,310.00	\$330.00	(\$8,980.00)	\$495.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$53.33	\$53.33	\$0.00	\$426.64	\$426.64	\$640.00
63050-000 - Bank Charges	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	(\$10.00)	\$0.00
63110-000 - Legal Expense	\$0.00	\$437.50	\$437.50	\$287.00	\$3,500.00	\$3,213.00	\$5,250.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$0.00	\$0.00	\$400.00	\$350.00	(\$50.00)	\$350.00
63180-000 - Printing/Postage/Mailings	\$0.00	\$216.67	\$216.67	\$1,855.11	\$1,733.36	(\$121.75)	\$2,600.00
63200-000 - Telephone/Beeper/Answering	\$0.00	\$125.00	\$125.00	\$1,067.00	\$1,000.00	(\$67.00)	\$1,500.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$0.00	\$832.50	\$832.50	\$3,619.11	\$7,010.00	\$3,390.89	\$10,340.00
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$636.45	\$500.00	(\$136.45)	\$636.45	\$4,000.00	\$3,363.55	\$6,000.00
<u>Total INSURANCE</u>	\$636.45	\$500.00	(\$136.45)	\$636.45	\$4,000.00	\$3,363.55	\$6,000.00
<u>MANAGEMENT FEE</u>							
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$5,400.00	\$5,400.00	\$0.00	\$8,100.00
<u>Total MANAGEMENT FEE</u>	\$675.00	\$675.00	\$0.00	\$5,400.00	\$5,400.00	\$0.00	\$8,100.00
<u>REPAIRS AND MAINTENANCE</u>							
61140-000 - Pool Repair & Supplies	\$0.00	\$100.00	\$100.00	\$660.95	\$300.00	(\$360.95)	\$580.00
61145-000 - Pool Service Contract	\$0.00	\$2,366.00	\$2,366.00	\$14,500.00	\$11,830.00	(\$2,670.00)	\$14,200.00
61146-000 - Pool Security Equipment	\$0.00	\$83.33	\$83.33	\$0.00	\$666.64	\$666.64	\$1,000.00
61950-000 - Clubhouse Maintenance	\$0.00	\$16.67	\$16.67	\$0.00	\$133.36	\$133.36	\$200.00
<u>Total REPAIRS AND MAINTENANCE</u>	\$0.00	\$2,566.00	\$2,566.00	\$15,160.95	\$12,930.00	(\$2,230.95)	\$15,980.00
<u>RESERVE EXPENSES</u>							
96598-000 - Reserve Transfer To/From	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$8,000.00	\$8,000.00	\$12,000.00
<u>Total RESERVE EXPENSES</u>	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$8,000.00	\$8,000.00	\$12,000.00

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Budget Comparison Report
8/1/2024 - 8/31/2024

	8/1/2024 - 8/31/2024			1/1/2024 - 8/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>SERVICES</u>							
62020-000 - Lawn/Plant Care	\$0.00	\$4,150.00	\$4,150.00	\$18,447.20	\$20,750.00	\$2,302.80	\$33,205.00
62029-000 - Tree/Shrub Expense	\$0.00	\$0.00	\$0.00	\$5,400.00	\$0.00	(\$5,400.00)	\$0.00
62041-000 - Buidling Entry/Monitoring	\$0.00	\$0.00	\$0.00	\$599.04	\$0.00	(\$599.04)	\$0.00
62080-000 - Pest Control	\$0.00	\$22.00	\$22.00	\$0.00	\$176.00	\$176.00	\$250.00
<u>Total SERVICES</u>	\$0.00	\$4,172.00	\$4,172.00	\$24,446.24	\$20,926.00	(\$3,520.24)	\$33,455.00
<u>TAXES</u>							
63015-000 - Tax Return Preparation/Audit	\$0.00	\$0.00	\$0.00	\$14.25	\$75.00	\$60.75	\$75.00
<u>Total TAXES</u>	\$0.00	\$0.00	\$0.00	\$14.25	\$75.00	\$60.75	\$75.00
<u>UTILITIES</u>							
67110-000 - Electricity	\$1,052.46	\$900.00	(\$152.46)	\$4,937.79	\$5,483.33	\$545.54	\$8,000.00
67310-000 - Water & Sewer	\$1,361.70	\$370.83	(\$990.87)	\$3,204.11	\$2,966.64	(\$237.47)	\$4,450.00
67510-000 - Trash Removal	\$0.00	\$0.00	\$0.00	\$70.48	\$0.00	(\$70.48)	\$0.00
<u>Total UTILITIES</u>	\$2,414.16	\$1,270.83	(\$1,143.33)	\$8,212.38	\$8,449.97	\$237.59	\$12,450.00
Total Expense	\$3,725.61	\$11,057.58	\$7,331.97	\$66,799.38	\$67,120.97	\$321.59	\$98,895.00
Operating Net Income	(\$3,733.82)	(\$11,057.58)	\$7,323.76	\$21,305.48	\$31,776.03	(\$10,470.55)	\$2.00
Net Income	(\$3,733.82)	(\$11,057.58)	\$7,323.76	\$21,305.48	\$31,776.03	(\$10,470.55)	\$2.00