

Harborview Homeowners Association, Inc.

Balance Sheet

9/30/2024

Assets

Cash-Operating

11100-000 - Cash Operating Account - AAB

\$53,197.61

11202-000 - Money Market Account - AAB

\$32,635.51

Cash-Operating Total

\$85,833.12

Assets Total

\$85,833.12

Liabilities and Equity

Capital

45110-000 - Prior Years Retained Earnings

\$81,093.05

Capital Total

\$81,093.05

Retained Earnings

\$0.00

Net Income

\$4,740.07

Liabilities & Equity Total

\$85,833.12

Harborview Homeowners Association, Inc.
Budget Comparison Report
9/1/2024 - 9/30/2024

	9/1/2024 - 9/30/2024			1/1/2024 - 9/30/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$250.00	\$0.00	\$250.00	\$85,256.53	\$98,897.00	(\$13,640.47)	\$98,897.00
<u>Total MAIN REVENUE</u>	\$250.00	\$0.00	\$250.00	\$85,256.53	\$98,897.00	(\$13,640.47)	\$98,897.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$0.00	\$0.00	\$0.00	\$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	\$1.29	\$0.00	\$1.29	\$15.27	\$0.00	\$15.27	\$0.00
58110-000 - Reserve Interest	\$4.01	\$0.00	\$4.01	\$36.62	\$0.00	\$36.62	\$0.00
<u>Total OTHER REVENUE</u>	\$5.30	\$0.00	\$5.30	\$3,103.63	\$0.00	\$3,103.63	\$0.00
Total Income	\$255.30	\$0.00	\$255.30	\$88,360.16	\$98,897.00	(\$10,536.84)	\$98,897.00
Expense							
<u>Capital Reserves Improvements</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$0.00	\$371.25	\$371.25	\$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	\$371.25	(\$8,938.75)	\$495.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$53.33	\$53.33	\$0.00	\$479.97	\$479.97	\$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	\$3,937.50	\$3,650.50	\$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	\$335.87	\$216.67	(\$119.20)	\$2,190.98	\$1,950.03	(\$240.95)	\$2,600.00
63200-000 - Telephone/Beeper/Answering	\$304.90	\$125.00	(\$179.90)	\$1,371.90	\$1,125.00	(\$246.90)	\$1,500.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$640.77	\$832.50	\$191.73	\$4,259.88	\$7,842.50	\$3,582.62	\$10,340.00
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$0.00	\$500.00	\$500.00	\$636.45	\$4,500.00	\$3,863.55	\$6,000.00
<u>Total INSURANCE</u>	\$0.00	\$500.00	\$500.00	\$636.45	\$4,500.00	\$3,863.55	\$6,000.00
<u>MANAGEMENT FEE</u>							
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$6,075.00	\$6,075.00	\$0.00	\$8,100.00
<u>Total MANAGEMENT FEE</u>	\$675.00	\$675.00	\$0.00	\$6,075.00	\$6,075.00	\$0.00	\$8,100.00
<u>REPAIRS AND MAINTENANCE</u>							
61140-000 - Pool Repair & Supplies	\$0.00	\$100.00	\$100.00	\$660.95	\$400.00	(\$260.95)	\$580.00
61145-000 - Pool Service Contract	\$4,800.00	\$2,370.00	(\$2,430.00)	\$19,300.00	\$14,200.00	(\$5,100.00)	\$14,200.00
61146-000 - Pool Security Equipment	\$0.00	\$83.33	\$83.33	\$0.00	\$749.97	\$749.97	\$1,000.00
61950-000 - Clubhouse Maintenance	\$0.00	\$16.67	\$16.67	\$0.00	\$150.03	\$150.03	\$200.00
<u>Total REPAIRS AND MAINTENANCE</u>	\$4,800.00	\$2,570.00	(\$2,230.00)	\$19,960.95	\$15,500.00	(\$4,460.95)	\$15,980.00
<u>RESERVE EXPENSES</u>							
96598-000 - Reserve Transfer To/From	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$9,000.00	\$9,000.00	\$12,000.00
<u>Total RESERVE EXPENSES</u>	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$9,000.00	\$9,000.00	\$12,000.00

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Budget Comparison Report
9/1/2024 - 9/30/2024

	9/1/2024 - 9/30/2024			1/1/2024 - 9/30/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>SERVICES</u>							
62020-000 - Lawn/Plant Care	\$3,689.44	\$4,150.00	\$460.56	\$22,136.64	\$24,900.00	\$2,763.36	\$33,205.00
62029-000 - Tree/Shrub Expense	\$4,725.00	\$0.00	(\$4,725.00)	\$10,125.00	\$0.00	(\$10,125.00)	\$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	\$178.00	\$22.00	(\$156.00)	\$178.00	\$198.00	\$20.00	\$250.00
<u>Total SERVICES</u>	\$8,592.44	\$4,172.00	(\$4,420.44)	\$33,038.68	\$25,098.00	(\$7,940.68)	\$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	\$1,036.21	\$850.00	(\$186.21)	\$5,974.00	\$6,333.33	\$359.33	\$8,000.00
67310-000 - Water & Sewer	\$1,076.29	\$370.83	(\$705.46)	\$4,280.40	\$3,337.47	(\$942.93)	\$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>	\$2,112.50	\$1,220.83	(\$891.67)	\$10,324.88	\$9,670.80	(\$654.08)	\$12,450.00
Total Expense	\$16,820.71	\$11,011.58	(\$5,809.13)	\$83,620.09	\$78,132.55	(\$5,487.54)	\$98,895.00
Operating Net Income	(\$16,565.41)	(\$11,011.58)	(\$5,553.83)	\$4,740.07	\$20,764.45	(\$16,024.38)	\$2.00
Net Income	(\$16,565.41)	(\$11,011.58)	(\$5,553.83)	\$4,740.07	\$20,764.45	(\$16,024.38)	\$2.00