

Harborview Homeowners Association, Inc.
Balance Sheet Cash Basis
Period Through: 8/31/2022

Assets

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$59,758.84
11202-000 - Money Market Account - AAB	<u>\$30,026.32</u>
Cash-Operating Total	<u>\$89,785.16</u>

Assets Total **\$89,785.16**

Liabilities and Equity

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

Net Income \$39,436.53

Liabilities & Equity Total **\$89,785.16**

Harborview Homeowners Association, Inc.
Budget Comparison Report
8/1/2022 - 8/31/2022

	8/1/2022 - 8/31/2022		1/1/2022 - 8/31/2022				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$240.00	\$0.00	\$240.00	\$70,527.71	\$94,320.00	(\$23,792.29)	\$94,320.00
<u>Total MAIN REVENUE</u>	\$240.00	\$0.00	\$240.00	\$70,527.71	\$94,320.00	(\$23,792.29)	\$94,320.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$4.83	\$0.00	\$4.83	\$364.76	\$0.00	\$364.76	\$0.00
57105-000 - Legal Expense Reimbursement	\$0.00	\$0.00	\$0.00	\$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	\$3.26	\$0.00	\$3.26	\$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	\$19.98	\$0.00	\$19.98	\$0.00
<u>Total OTHER REVENUE</u>	\$9.01	\$0.00	\$9.01	\$38,353.13	\$0.00	\$38,353.13	\$0.00
Total Income	\$249.01	\$0.00	\$249.01	\$108,880.84	\$94,320.00	\$14,560.84	\$94,320.00
Expense							
<u>CAPITAL IMPROVEMENTS</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$4,614.66	\$330.00	(\$4,284.66)	\$495.00
95064-000 - Sidewalks	\$0.00	\$0.00	\$0.00	\$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>	\$0.00	\$41.25	\$41.25	\$15,913.59	\$6,811.00	(\$9,102.59)	\$6,976.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$33.33	\$33.33	\$0.00	\$266.64	\$266.64	\$450.00
63050-000 - Bank Charges	\$0.00	\$0.00	\$0.00	\$40.00	\$0.00	(\$40.00)	\$0.00
63110-000 - Legal Expense	\$9,491.50	\$500.00	(\$8,991.50)	\$12,444.50	\$4,000.00	(\$8,444.50)	\$6,500.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$350.00	\$350.00	\$350.00
63170-000 - Postage	\$0.00	\$0.00	\$0.00	\$230.71	\$0.00	(\$230.71)	\$0.00
63180-000 - Printing/Postage/Mailings	\$22.00	\$145.83	\$123.83	\$159.41	\$1,166.64	\$1,007.23	\$1,750.00
63200-000 - Telephone/Beeper/Answering	\$109.56	\$108.33	(\$1.23)	\$864.72	\$866.64	\$1.92	\$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	\$0.00	\$0.00	\$0.00	\$31.00	\$0.00	(\$31.00)	\$0.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$9,623.06	\$787.49	(\$8,835.57)	\$14,307.35	\$6,649.92	(\$7,657.43)	\$10,350.00

Harborview Homeowners Association, Inc.
Budget Comparison Report
8/1/2022 - 8/31/2022

	8/1/2022 - 8/31/2022		1/1/2022 - 8/31/2022				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$0.00	\$566.00	\$566.00	\$655.47	\$4,528.00	\$3,872.53	\$6,800.00
Total INSURANCE	\$0.00	\$566.00	\$566.00	\$655.47	\$4,528.00	\$3,872.53	\$6,800.00
<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
Total MANAGEMENT FEE	\$675.00	\$675.00	\$0.00	\$5,400.00	\$5,400.00	\$0.00	\$8,100.00
<u>REPAIRS AND MAINTENANCE</u>							
61060-000 - Electrical Repair/Supplies	\$0.00	\$125.00	\$125.00	\$0.00	\$1,000.00	\$1,000.00	\$1,500.00
61140-001 - Pool Security Line	\$0.00	\$100.00	\$100.00	\$1,027.25	\$300.00	(\$727.25)	\$580.00
61145-000 - Pool Service Contract	\$0.00	\$1,600.00	\$1,600.00	\$8,964.25	\$6,400.00	(\$2,564.25)	\$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	\$0.00	\$1,825.00	\$1,825.00	\$10,026.50	\$7,700.00	(\$2,326.50)	\$11,680.00
<u>RESERVE EXPENSES</u>							
96598-000 - Reserve Transfer To/From	\$0.00	\$1,017.00	\$1,017.00	\$0.00	\$8,136.00	\$8,136.00	\$12,214.00
Total RESERVE EXPENSES	\$0.00	\$1,017.00	\$1,017.00	\$0.00	\$8,136.00	\$8,136.00	\$12,214.00
<u>SERVICES</u>							
62020-000 - Lawn/Plant Care	\$2,670.02	\$1,283.00	(\$1,387.02)	\$9,662.94	\$10,264.00	\$601.06	\$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	\$1,328.00	\$1,328.00	\$2,000.00
62026-000 - Sprinkler System Contract	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$375.00
62027-000 - Chemical Application Expense	\$2,169.72	\$1,466.00	(\$703.72)	\$3,774.96	\$1,466.00	(\$2,308.96)	\$4,400.00
62029-000 - Tree/Shrub Expense	\$0.00	\$188.00	\$188.00	\$3,700.00	\$1,503.00	(\$2,197.00)	\$2,250.00
62080-000 - Pest Control	\$89.00	\$22.00	(\$67.00)	\$89.00	\$176.00	\$87.00	\$250.00
Total SERVICES	\$4,928.74	\$3,250.00	(\$1,678.74)	\$17,226.90	\$15,337.00	(\$1,889.90)	\$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
<u>UTILITIES</u>							
67110-000 - Electricity	\$700.97	\$625.00	(\$75.97)	\$4,262.16	\$5,000.00	\$737.84	\$7,500.00
67310-000 - Water & Sewer	\$1,243.97	\$410.00	(\$833.97)	\$1,652.34	\$3,280.00	\$1,627.66	\$5,000.00
Total UTILITIES	\$1,944.94	\$1,035.00	(\$909.94)	\$5,914.50	\$8,280.00	\$2,365.50	\$12,500.00
Total Expense	\$17,171.74	\$9,196.74	(\$7,975.00)	\$69,444.31	\$62,916.92	(\$6,527.39)	\$94,320.00