

Harborview Homeowners Association, Inc.
Balance Sheet Cash Basis
Period Through: 8/31/2023

Assets

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$56,499.53
11202-000 - Money Market Account - AAB	<u>\$32,582.55</u>
Cash-Operating Total	<u>\$89,082.08</u>

Assets Total **\$89,082.08**

Liabilities and Equity

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

Net Income \$27,902.00

Liabilities & Equity Total **\$89,082.08**

Harborview Homeowners Association, Inc.
Budget Comparison Report
8/1/2023 - 8/31/2023

8/1/2023 - 8/31/2023

1/1/2023 - 8/31/2023

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$783.00	\$0.00	\$783.00	\$86,751.81	\$94,320.00	(\$7,568.19)	\$94,320.00
<u>Total MAIN REVENUE</u>	\$783.00	\$0.00	\$783.00	\$86,751.81	\$94,320.00	(\$7,568.19)	\$94,320.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$0.00	\$0.00	\$0.00	\$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	\$1.32	\$0.00	\$1.32	\$12.95	\$0.00	\$12.95	\$0.00
58110-000 - Reserve Interest	\$4.15	\$0.00	\$4.15	\$32.49	\$0.00	\$32.49	\$0.00
<u>Total OTHER REVENUE</u>	\$5.47	\$0.00	\$5.47	\$2,936.18	\$0.00	\$2,936.18	\$0.00
Total Income	\$788.47	\$0.00	\$788.47	\$89,687.99	\$94,320.00	(\$4,632.01)	\$94,320.00
Expense							
<u>CAPITAL IMPROVEMENTS</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$495.00	\$330.00	(\$165.00)	\$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
<u>Total CAPITAL IMPROVEMENTS</u>	\$0.00	\$41.25	\$41.25	\$5,495.00	\$6,811.00	\$1,316.00	\$6,976.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$33.33	\$33.33	\$140.00	\$266.64	\$126.64	\$450.00
63050-000 - Bank Charges	\$0.00	\$0.00	\$0.00	\$40.00	\$0.00	(\$40.00)	\$0.00
63110-000 - Legal Expense	\$0.00	\$500.00	\$500.00	\$405.00	\$4,000.00	\$3,595.00	\$6,500.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$0.00	\$0.00	\$350.00	\$350.00	\$0.00	\$350.00
63180-000 - Printing/Postage/Mailings	\$46.25	\$145.83	\$99.58	\$1,588.73	\$1,166.64	(\$422.09)	\$1,750.00
63200-000 - Telephone/Beeper/Answering	\$156.94	\$108.33	(\$48.61)	\$1,007.09	\$866.64	(\$140.45)	\$1,300.00
63250-000 - Misc. General Administrative	\$0.00	\$0.00	\$0.00	\$95.00	\$0.00	(\$95.00)	\$0.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$203.19	\$787.49	\$584.30	\$3,625.82	\$6,649.92	\$3,024.10	\$10,350.00
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$0.00	\$566.00	\$566.00	\$655.47	\$4,528.00	\$3,872.53	\$6,800.00
<u>Total INSURANCE</u>	\$0.00	\$566.00	\$566.00	\$655.47	\$4,528.00	\$3,872.53	\$6,800.00

Harborview Homeowners Association, Inc.
Budget Comparison Report
8/1/2023 - 8/31/2023

8/1/2023 - 8/31/2023

1/1/2023 - 8/31/2023

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<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>							
61060-000 - Electrical Repair/Supplies	\$0.00	\$125.00	\$125.00	\$0.00	\$1,000.00	\$1,000.00	\$1,500.00
61140-000 - Pool Repair & Supplies	\$0.00	\$0.00	\$0.00	\$587.87	\$0.00	(\$587.87)	\$0.00
61140-001 - Pool Security Line	\$0.00	\$100.00	\$100.00	(\$1,027.25)	\$300.00	\$1,327.25	\$580.00
61145-000 - Pool Service Contract	\$0.00	\$1,600.00	\$1,600.00	\$9,200.00	\$6,400.00	(\$2,800.00)	\$9,600.00
61185-000 - Gates and Controlled Access	\$0.00	\$0.00	\$0.00	(\$35.00)	\$0.00	\$35.00	\$0.00
<u>Total REPAIRS AND MAINTENANCE</u>	\$0.00	\$1,825.00	\$1,825.00	\$8,725.62	\$7,700.00	(\$1,025.62)	\$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
<u>Total RESERVE EXPENSES</u>	\$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	\$3,689.44	\$1,283.00	(\$2,406.44)	\$22,269.26	\$10,264.00	(\$12,005.26)	\$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
62023-000 - HOA - Grounds Maintenance	\$0.00	\$0.00	\$0.00	\$2,491.45	\$0.00	(\$2,491.45)	\$0.00
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	\$1,800.00	\$125.00	(\$1,675.00)	\$375.00
62027-000 - Chemical Application Expense	\$0.00	\$1,466.00	\$1,466.00	\$0.00	\$1,466.00	\$1,466.00	\$4,400.00
62029-000 - Tree/Shrub Expense	\$0.00	\$188.00	\$188.00	\$180.00	\$1,503.00	\$1,323.00	\$2,250.00
62029-001 - Tree/Shrub Expense (M)	\$0.00	\$0.00	\$0.00	\$3,400.00	\$0.00	(\$3,400.00)	\$0.00
62080-000 - Pest Control	\$0.00	\$22.00	\$22.00	\$0.00	\$176.00	\$176.00	\$250.00
<u>Total SERVICES</u>	\$3,689.44	\$3,250.00	(\$439.44)	\$30,140.71	\$15,337.00	(\$14,803.71)	\$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
<u>Total TAXES</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$75.00	\$75.00
<u>UTILITIES</u>							
67110-000 - Electricity	\$1,004.73	\$625.00	(\$379.73)	\$5,383.21	\$5,000.00	(\$383.21)	\$7,500.00
67310-000 - Water & Sewer	\$855.72	\$410.00	(\$445.72)	\$2,274.59	\$3,280.00	\$1,005.41	\$5,000.00
67510-000 - Trash Removal	\$29.29	\$0.00	(\$29.29)	\$85.57	\$0.00	(\$85.57)	\$0.00
<u>Total UTILITIES</u>	\$1,889.74	\$1,035.00	(\$854.74)	\$7,743.37	\$8,280.00	\$536.63	\$12,500.00
Total Expense	\$6,457.37	\$9,196.74	\$2,739.37	\$61,785.99	\$62,916.92	\$1,130.93	\$94,320.00