

**Harborview Homeowners Association, Inc.**  
**Balance Sheet Cash Basis**  
**Period Through: 9/30/2022**

**Assets**

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$36,702.98
11202-000 - Money Market Account - AAB	\$30,028.79
Cash-Operating Total	<u>\$66,731.77</u>

Assets Total \$66,731.77

**Liabilities and Equity**

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

Net Income \$16,383.14

Liabilities & Equity Total \$66,731.77

**Harborview Homeowners Association, Inc.**  
**Budget Comparison Report**  
**9/1/2022 - 9/30/2022**

	9/1/2022 - 9/30/2022		1/1/2022 - 9/30/2022				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$0.00	\$0.00	\$0.00	\$70,527.71	\$94,320.00	(\$23,792.29)	\$94,320.00
<u>Total MAIN REVENUE</u>	\$0.00	\$0.00	\$0.00	\$70,527.71	\$94,320.00	(\$23,792.29)	\$94,320.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$0.00	\$0.00	\$0.00	\$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	\$1.23	\$0.00	\$1.23	\$4.49	\$0.00	\$4.49	\$0.00
58100-000 - Interest Income	\$0.00	\$0.00	\$0.00	\$7.15	\$0.00	\$7.15	\$0.00
58110-000 - Reserve Interest	\$2.47	\$0.00	\$2.47	\$22.45	\$0.00	\$22.45	\$0.00
<u>Total OTHER REVENUE</u>	\$3.70	\$0.00	\$3.70	\$38,356.83	\$0.00	\$38,356.83	\$0.00
<b>Total Income</b>	\$3.70	\$0.00	\$3.70	\$108,884.54	\$94,320.00	\$14,564.54	\$94,320.00
<b>Expense</b>							
<u>CAPITAL IMPROVEMENTS</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$4,614.66	\$371.25	(\$4,243.41)	\$495.00
95064-000 - Sidewalks	\$13,645.00	\$0.00	(\$13,645.00)	\$21,445.00	\$0.00	(\$21,445.00)	\$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>	\$13,645.00	\$41.25	(\$13,603.75)	\$29,558.59	\$6,852.25	(\$22,706.34)	\$6,976.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$33.33	\$33.33	\$0.00	\$299.97	\$299.97	\$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	\$12,444.50	\$4,500.00	(\$7,944.50)	\$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	\$6.00	\$145.83	\$139.83	\$165.41	\$1,312.47	\$1,147.06	\$1,750.00
63200-000 - Telephone/Beeper/Answering	\$109.56	\$108.33	(\$1.23)	\$974.28	\$974.97	\$0.69	\$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>	\$115.56	\$787.49	\$671.93	\$14,422.91	\$7,437.41	(\$6,985.50)	\$10,350.00

**Harborview Homeowners Association, Inc.**  
**Budget Comparison Report**  
**9/1/2022 - 9/30/2022**

	9/1/2022 - 9/30/2022		1/1/2022 - 9/30/2022				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b><u>INSURANCE</u></b>							
72010-000 - Insurance Expense	\$0.00	\$566.00	\$566.00	\$655.47	\$5,094.00	\$4,438.53	\$6,800.00
<b>Total INSURANCE</b>	\$0.00	\$566.00	\$566.00	\$655.47	\$5,094.00	\$4,438.53	\$6,800.00
<b><u>MANAGEMENT FEE</u></b>							
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$6,075.00	\$6,075.00	\$0.00	\$8,100.00
<b>Total MANAGEMENT FEE</b>	\$675.00	\$675.00	\$0.00	\$6,075.00	\$6,075.00	\$0.00	\$8,100.00
<b><u>REPAIRS AND MAINTENANCE</u></b>							
61060-000 - Electrical Repair/Supplies	\$0.00	\$125.00	\$125.00	\$0.00	\$1,125.00	\$1,125.00	\$1,500.00
61140-000 - Pool Repair & Supplies	\$872.00	\$0.00	(\$872.00)	\$872.00	\$0.00	(\$872.00)	\$0.00
61140-001 - Pool Security Line	\$0.00	\$100.00	\$100.00	\$1,027.25	\$400.00	(\$627.25)	\$580.00
61145-000 - Pool Service Contract	\$3,200.00	\$1,600.00	(\$1,600.00)	\$12,164.25	\$8,000.00	(\$4,164.25)	\$9,600.00
61185-000 - Gates and Controlled Access	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	(\$35.00)	\$0.00
<b>Total REPAIRS AND MAINTENANCE</b>	\$4,072.00	\$1,825.00	(\$2,247.00)	\$14,098.50	\$9,525.00	(\$4,573.50)	\$11,680.00
<b><u>RESERVE EXPENSES</u></b>							
96598-000 - Reserve Transfer To/From	\$0.00	\$1,017.00	\$1,017.00	\$0.00	\$9,153.00	\$9,153.00	\$12,214.00
<b>Total RESERVE EXPENSES</b>	\$0.00	\$1,017.00	\$1,017.00	\$0.00	\$9,153.00	\$9,153.00	\$12,214.00
<b><u>SERVICES</u></b>							
62020-000 - Lawn/Plant Care	\$3,337.53	\$1,283.00	(\$2,054.53)	\$13,000.47	\$11,547.00	(\$1,453.47)	\$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	\$237.50	\$237.50	\$0.00	\$237.50	\$237.50	\$475.00
62024-000 - Mulch	\$0.00	\$166.00	\$166.00	\$0.00	\$1,494.00	\$1,494.00	\$2,000.00
62026-000 - Sprinkler System Contract	\$0.00	\$125.00	\$125.00	\$0.00	\$250.00	\$250.00	\$375.00
62027-000 - Chemical Application Expense	\$0.00	\$1,466.00	\$1,466.00	\$3,774.96	\$2,932.00	(\$842.96)	\$4,400.00
62029-000 - Tree/Shrub Expense	\$0.00	\$188.00	\$188.00	\$3,700.00	\$1,691.00	(\$2,009.00)	\$2,250.00
62080-000 - Pest Control	\$0.00	\$22.00	\$22.00	\$89.00	\$198.00	\$109.00	\$250.00
<b>Total SERVICES</b>	\$3,337.53	\$3,487.50	\$149.97	\$20,564.43	\$18,824.50	(\$1,739.93)	\$25,625.00
<b><u>TAXES</u></b>							
63015-000 - Tax Return Preparation/Audit	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$75.00	\$75.00
<b>Total TAXES</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$75.00	\$75.00
<b><u>UTILITIES</u></b>							
67110-000 - Electricity	\$1,147.07	\$625.00	(\$522.07)	\$5,409.23	\$5,625.00	\$215.77	\$7,500.00
67310-000 - Water & Sewer	\$64.93	\$410.00	\$345.07	\$1,717.27	\$3,690.00	\$1,972.73	\$5,000.00

