

Harborview Homeowners Association, Inc.

Balance Sheet

1/31/2024

Assets

Cash-Operating

11100-000 - Cash Operating Account - AAB

\$91,599.52

11202-000 - Money Market Account - AAB

\$32,603.03

Cash-Operating Total

\$124,202.55

Assets Total

\$124,202.55

Liabilities and Equity

Capital

45110-000 - Prior Years Retained Earnings

\$81,093.05

Capital Total

\$81,093.05

Retained Earnings

\$0.00

Net Income

\$43,109.50

Liabilities & Equity Total

\$124,202.55

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

	1/1/2024 - 1/31/2024			1/1/2024 - 1/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$49,225.92	\$29,475.00	\$19,750.92	\$49,225.92	\$29,475.00	\$19,750.92	\$98,897.00
<u>Total MAIN REVENUE</u>	\$49,225.92	\$29,475.00	\$19,750.92	\$49,225.92	\$29,475.00	\$19,750.92	\$98,897.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$1.61	\$0.00	\$1.61	\$1.61	\$0.00	\$1.61	\$0.00
58100-000 - Interest Income	\$1.46	\$0.00	\$1.46	\$1.46	\$0.00	\$1.46	\$0.00
58110-000 - Reserve Interest	\$4.14	\$0.00	\$4.14	\$4.14	\$0.00	\$4.14	\$0.00
<u>Total OTHER REVENUE</u>	\$7.21	\$0.00	\$7.21	\$7.21	\$0.00	\$7.21	\$0.00
Total Income	\$49,233.13	\$29,475.00	\$19,758.13	\$49,233.13	\$29,475.00	\$19,758.13	\$98,897.00
Expense							
<u>Capital Reserves Improvements</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$0.00	\$41.25	\$41.25	\$495.00
<u>Total Capital Reserves Improvements</u>	\$0.00	\$41.25	\$41.25	\$0.00	\$41.25	\$41.25	\$495.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$53.33	\$53.33	\$0.00	\$53.33	\$53.33	\$640.00
63110-000 - Legal Expense	\$0.00	\$437.50	\$437.50	\$0.00	\$437.50	\$437.50	\$5,250.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350.00
63180-000 - Printing/Postage/Mailings	\$77.50	\$216.67	\$139.17	\$77.50	\$216.67	\$139.17	\$2,600.00
63200-000 - Telephone/Beeper/Answering	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$1,500.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$77.50	\$832.50	\$755.00	\$77.50	\$832.50	\$755.00	\$10,340.00
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$6,000.00
<u>Total INSURANCE</u>	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$6,000.00
<u>MANAGEMENT FEE</u>							
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$675.00	\$675.00	\$0.00	\$8,100.00
<u>Total MANAGEMENT FEE</u>	\$675.00	\$675.00	\$0.00	\$675.00	\$675.00	\$0.00	\$8,100.00
<u>REPAIRS AND MAINTENANCE</u>							
61140-000 - Pool Repair & Supplies	\$109.00	\$0.00	(\$109.00)	\$109.00	\$0.00	(\$109.00)	\$580.00
61145-000 - Pool Service Contract	\$5,100.00	\$0.00	(\$5,100.00)	\$5,100.00	\$0.00	(\$5,100.00)	\$14,200.00
61146-000 - Pool Security Equipment	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
61950-000 - Clubhouse Maintenance	\$0.00	\$16.67	\$16.67	\$0.00	\$16.67	\$16.67	\$200.00
<u>Total REPAIRS AND MAINTENANCE</u>	\$5,209.00	\$100.00	(\$5,109.00)	\$5,209.00	\$100.00	(\$5,109.00)	\$15,980.00
<u>RESERVE EXPENSES</u>							
96598-000 - Reserve Transfer To/From	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$12,000.00
<u>Total RESERVE EXPENSES</u>	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$12,000.00
<u>SERVICES</u>							
62020-000 - Lawn/Plant Care	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$33,205.00
62080-000 - Pest Control	\$0.00	\$22.00	\$22.00	\$0.00	\$22.00	\$22.00	\$250.00
<u>Total SERVICES</u>	\$0.00	\$22.00	\$22.00	\$0.00	\$22.00	\$22.00	\$33,455.00

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	1/1/2024 - 1/31/2024			1/1/2024 - 1/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>TAXES</u>							
63015-000 - Tax Return Preparation/Audit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00
<u>Total TAXES</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00
<u>UTILITIES</u>							
67110-000 - Electricity	\$162.13	\$383.33	\$221.20	\$162.13	\$383.33	\$221.20	\$8,000.00
67310-000 - Water & Sewer	\$0.00	\$370.83	\$370.83	\$0.00	\$370.83	\$370.83	\$4,450.00
<u>Total UTILITIES</u>	\$162.13	\$754.16	\$592.03	\$162.13	\$754.16	\$592.03	\$12,450.00
Total Expense	\$6,123.63	\$3,924.91	(\$2,198.72)	\$6,123.63	\$3,924.91	(\$2,198.72)	\$98,895.00
Operating Net Income	\$43,109.50	\$25,550.09	\$17,559.41	\$43,109.50	\$25,550.09	\$17,559.41	\$2.00
Net Income	\$43,109.50	\$25,550.09	\$17,559.41	\$43,109.50	\$25,550.09	\$17,559.41	\$2.00