

Harborview Homeowners Association, Inc.
Balance Sheet Cash Basis
Period Through: 1/31/2025

Assets

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$70,547.98
11202-000 - Money Market Account - AAB	<u>\$33,664.04</u>
Cash-Operating Total	<u>\$104,212.02</u>

Assets Total	<u>\$104,212.02</u>
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Liabilities and Equity

Capital	
45110-000 - Prior Years Retained Earnings	\$74,460.21
Capital Total	<u>\$74,460.21</u>

Net Income	\$29,751.81
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Liabilities & Equity Total	<u>\$104,212.02</u>
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Harborview Homeowners Association, Inc.
Budget Comparison Report
1/1/2025 - 1/31/2025

	1/1/2025 - 1/31/2025		1/1/2025 - 1/31/2025	
	Actual	Budget	Variance	
Income				
<u>MAIN REVENUE</u>				
50020-000 - Association Dues	\$31,027.31	\$29,475.00	\$1,552.31	\$98,897.00
<u>Total MAIN REVENUE</u>	<u>\$31,027.31</u>	<u>\$29,475.00</u>	<u>\$1,552.31</u>	<u>\$98,897.00</u>
<u>OTHER REVENUE</u>				
57100-000 - Late Fees	\$10.13	\$0.00	\$10.13	\$0.00
58100-000 - Interest Income	\$1.09	\$0.00	\$1.09	\$0.00
58110-000 - Reserve Interest	\$4.29	\$0.00	\$4.29	\$0.00
<u>Total OTHER REVENUE</u>	<u>\$15.51</u>	<u>\$0.00</u>	<u>\$15.51</u>	<u>\$0.00</u>
<u>Total Income</u>	<u>\$31,042.82</u>	<u>\$29,475.00</u>	<u>\$1,567.82</u>	<u>\$98,897.00</u>
Expense				
<u>Capital Reserves Improvements</u>				
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$495.00
<u>Total Capital Reserves Improvements</u>	<u>\$0.00</u>	<u>\$41.25</u>	<u>\$41.25</u>	<u>\$495.00</u>
<u>GENERAL AND ADMINISTRATIVE</u>				
61106-004 - Meeting Expenses	\$0.00	\$53.33	\$53.33	\$640.00
63110-000 - Legal Expense	\$0.00	\$437.50	\$437.50	\$5,250.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$0.00	\$0.00	\$350.00
63180-000 - Printing/Postage/Mailings	\$0.00	\$216.67	\$216.67	\$2,600.00
63200-000 - Telephone/Beeper/Answering	\$152.84	\$125.00	(\$27.84)	\$1,500.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	<u>\$152.84</u>	<u>\$832.50</u>	<u>\$679.66</u>	<u>\$10,340.00</u>
<u>INSURANCE</u>				
72010-000 - Insurance Expense	\$0.00	\$500.00	\$500.00	\$6,000.00
<u>Total INSURANCE</u>	<u>\$0.00</u>	<u>\$500.00</u>	<u>\$500.00</u>	<u>\$6,000.00</u>
<u>MANAGEMENT FEE</u>				
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$8,100.00
<u>Total MANAGEMENT FEE</u>	<u>\$675.00</u>	<u>\$675.00</u>	<u>\$0.00</u>	<u>\$8,100.00</u>
<u>REPAIRS AND MAINTENANCE</u>				
61140-000 - Pool Repair & Supplies	\$0.00	\$0.00	\$0.00	\$580.00
61145-000 - Pool Service Contract	\$0.00	\$0.00	\$0.00	\$14,200.00

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Budget Comparison Report
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	1/1/2025 - 1/31/2025		1/1/2025 - 1/31/2025	
	Actual	Budget	Variance	
61146-000 - Pool Security Equipment	\$0.00	\$83.33	\$83.33	Annual Budget
61950-000 - Clubhouse Maintenance	\$0.00	\$16.67	\$16.67	\$1,000.00
<u>Total REPAIRS AND MAINTENANCE</u>	\$0.00	\$100.00	\$100.00	\$200.00
				\$15,980.00
<u>RESERVE EXPENSES</u>				
96598-000 - Reserve Transfer To/From	\$0.00	\$1,000.00	\$1,000.00	\$12,000.00
<u>Total RESERVE EXPENSES</u>	\$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	\$33,205.00
62080-000 - Pest Control	\$0.00	\$22.00	\$22.00	\$250.00
<u>Total SERVICES</u>	\$0.00	\$22.00	\$22.00	\$33,455.00
<u>TAXES</u>				
63015-000 - Tax Return Preparation/Audit	\$0.00	\$0.00	\$0.00	\$75.00
<u>Total TAXES</u>	\$0.00	\$0.00	\$0.00	\$75.00
<u>UTILITIES</u>				
67110-000 - Electricity	\$463.17	\$383.33	(\$79.84)	\$8,000.00
67310-000 - Water & Sewer	\$0.00	\$370.83	\$370.83	\$4,450.00
<u>Total UTILITIES</u>	\$463.17	\$754.16	\$290.99	\$12,450.00
<u>Total Expense</u>	\$1,291.01	\$3,924.91	\$2,633.90	\$98,895.00
Operating Net Income	\$29,751.81	\$25,550.09	\$4,201.72	\$2.00
Net Income	\$29,751.81	\$25,550.09	\$4,201.72	\$2.00