

**Harborview Homeowners Association, Inc.**

**Balance Sheet**

**3/31/2024**

**Assets**

Cash-Operating

11100-000 - Cash Operating Account - AAB

\$93,493.88

11202-000 - Money Market Account - AAB

\$32,611.05

Cash-Operating Total

\$126,104.93

*Assets Total*

\$126,104.93

**Liabilities and Equity**

Capital

45110-000 - Prior Years Retained Earnings

\$81,093.05

Capital Total

\$81,093.05

Retained Earnings

\$0.00

Net Income

\$45,011.88

*Liabilities & Equity Total*

\$126,104.93

**Harborview Homeowners Association, Inc.**  
**Budget Comparison Report**  
**3/1/2024 - 3/31/2024**

	3/1/2024 - 3/31/2024			1/1/2024 - 3/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$3,804.38	\$29,475.00	(\$25,670.62)	\$68,135.36	\$88,425.00	(\$20,289.64)	\$98,897.00
<u>Total MAIN REVENUE</u>	\$3,804.38	\$29,475.00	(\$25,670.62)	\$68,135.36	\$88,425.00	(\$20,289.64)	\$98,897.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$0.00	\$0.00	\$0.00	\$1.61	\$0.00	\$1.61	\$0.00
57150-000 - NSF Check Fee Reimbursement	\$0.00	\$0.00	\$0.00	\$20.00	\$0.00	\$20.00	\$0.00
58100-000 - Interest Income	\$2.12	\$0.00	\$2.12	\$5.54	\$0.00	\$5.54	\$0.00
58110-000 - Reserve Interest	\$4.14	\$0.00	\$4.14	\$12.16	\$0.00	\$12.16	\$0.00
<u>Total OTHER REVENUE</u>	\$6.26	\$0.00	\$6.26	\$39.31	\$0.00	\$39.31	\$0.00
<b>Total Income</b>	\$3,810.64	\$29,475.00	(\$25,664.36)	\$68,174.67	\$88,425.00	(\$20,250.33)	\$98,897.00
<b>Expense</b>							
<u>Capital Reserves Improvements</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$0.00	\$123.75	\$123.75	\$495.00
95064-000 - Sidewalks	\$3,230.00	\$0.00	(\$3,230.00)	\$3,230.00	\$0.00	(\$3,230.00)	\$0.00
<u>Total Capital Reserves Improvements</u>	\$3,230.00	\$41.25	(\$3,188.75)	\$3,230.00	\$123.75	(\$3,106.25)	\$495.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$53.33	\$53.33	\$0.00	\$159.99	\$159.99	\$640.00
63110-000 - Legal Expense	\$0.00	\$437.50	\$437.50	\$31.00	\$1,312.50	\$1,281.50	\$5,250.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$0.00	\$0.00	\$400.00	\$150.00	(\$250.00)	\$350.00
63180-000 - Printing/Postage/Mailings	\$0.00	\$216.67	\$216.67	\$1,474.47	\$650.01	(\$824.46)	\$2,600.00
63200-000 - Telephone/Beeper/Answering	\$152.71	\$125.00	(\$27.71)	\$458.13	\$375.00	(\$83.13)	\$1,500.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$152.71	\$832.50	\$679.79	\$2,363.60	\$2,647.50	\$283.90	\$10,340.00
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$0.00	\$500.00	\$500.00	\$0.00	\$1,500.00	\$1,500.00	\$6,000.00
<u>Total INSURANCE</u>	\$0.00	\$500.00	\$500.00	\$0.00	\$1,500.00	\$1,500.00	\$6,000.00
<u>MANAGEMENT FEE</u>							
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$2,025.00	\$2,025.00	\$0.00	\$8,100.00
<u>Total MANAGEMENT FEE</u>	\$675.00	\$675.00	\$0.00	\$2,025.00	\$2,025.00	\$0.00	\$8,100.00
<u>REPAIRS AND MAINTENANCE</u>							
61140-000 - Pool Repair & Supplies	\$0.00	\$0.00	\$0.00	\$109.00	\$0.00	(\$109.00)	\$580.00
61145-000 - Pool Service Contract	\$4,700.00	\$0.00	(\$4,700.00)	\$9,800.00	\$0.00	(\$9,800.00)	\$14,200.00
61146-000 - Pool Security Equipment	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
61950-000 - Clubhouse Maintenance	\$0.00	\$16.67	\$16.67	\$0.00	\$50.01	\$50.01	\$200.00
<u>Total REPAIRS AND MAINTENANCE</u>	\$4,700.00	\$100.00	(\$4,600.00)	\$9,909.00	\$300.00	(\$9,609.00)	\$15,980.00
<u>RESERVE EXPENSES</u>							
96598-000 - Reserve Transfer To/From	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$3,000.00	\$3,000.00	\$12,000.00
<u>Total RESERVE EXPENSES</u>	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$3,000.00	\$3,000.00	\$12,000.00
<u>SERVICES</u>							
62020-000 - Lawn/Plant Care	\$3,689.44	\$0.00	(\$3,689.44)	\$3,689.44	\$0.00	(\$3,689.44)	\$33,205.00

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**Budget Comparison Report**  
**3/1/2024 - 3/31/2024**

	3/1/2024 - 3/31/2024			1/1/2024 - 3/31/2024			
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
62041-000 - Buidling Entry/Monitoring	\$599.04	\$0.00	(\$599.04)	\$599.04	\$0.00	(\$599.04)	\$0.00
62080-000 - Pest Control	\$0.00	\$22.00	\$22.00	\$0.00	\$66.00	\$66.00	\$250.00
<u>Total SERVICES</u>	\$4,288.48	\$22.00	(\$4,266.48)	\$4,288.48	\$66.00	(\$4,222.48)	\$33,455.00
<u>TAXES</u>							
63015-000 - Tax Return Preparation/Audit	\$0.00	\$75.00	\$75.00	\$14.25	\$75.00	\$60.75	\$75.00
<u>Total TAXES</u>	\$0.00	\$75.00	\$75.00	\$14.25	\$75.00	\$60.75	\$75.00
<u>UTILITIES</u>							
67110-000 - Electricity	\$726.91	\$500.00	(\$226.91)	\$1,332.46	\$1,383.33	\$50.87	\$8,000.00
67310-000 - Water & Sewer	\$0.00	\$370.83	\$370.83	\$0.00	\$1,112.49	\$1,112.49	\$4,450.00
<u>Total UTILITIES</u>	\$726.91	\$870.83	\$143.92	\$1,332.46	\$2,495.82	\$1,163.36	\$12,450.00
<b>Total Expense</b>	\$13,773.10	\$4,116.58	(\$9,656.52)	\$23,162.79	\$12,233.07	(\$10,929.72)	\$98,895.00
Operating Net Income	(\$9,962.46)	\$25,358.42	(\$35,320.88)	\$45,011.88	\$76,191.93	(\$31,180.05)	\$2.00
Net Income	(\$9,962.46)	\$25,358.42	(\$35,320.88)	\$45,011.88	\$76,191.93	(\$31,180.05)	\$2.00