

**Harborview Homeowners Association, Inc.**

**Balance Sheet**

**6/30/2024**

**Assets**

Cash-Operating

11100-000 - Cash Operating Account - AAB

\$80,037.47

11202-000 - Money Market Account - AAB

\$32,623.21

Cash-Operating Total

\$112,660.68

*Assets Total*

\$112,660.68

**Liabilities and Equity**

Capital

45110-000 - Prior Years Retained Earnings

\$81,093.05

Capital Total

\$81,093.05

Retained Earnings

\$0.00

Net Income

\$31,567.63

*Liabilities & Equity Total*

\$112,660.68

**Harborview Homeowners Association, Inc.**  
**Budget Comparison Report**  
**6/1/2024 - 6/30/2024**

	6/1/2024 - 6/30/2024			1/1/2024 - 6/30/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$4,029.38	\$0.00	\$4,029.38	\$84,766.53	\$98,897.00	(\$14,130.47)	\$98,897.00
<u>Total MAIN REVENUE</u>	\$4,029.38	\$0.00	\$4,029.38	\$84,766.53	\$98,897.00	(\$14,130.47)	\$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
57140-000 - Miscellaneous Income	\$10.00	\$0.00	\$10.00	\$3,010.00	\$0.00	\$3,010.00	\$0.00
57150-000 - NSF Check Fee Reimbursement	\$0.00	\$0.00	\$0.00	\$30.00	\$0.00	\$30.00	\$0.00
58100-000 - Interest Income	\$1.76	\$0.00	\$1.76	\$10.79	\$0.00	\$10.79	\$0.00
58110-000 - Reserve Interest	\$4.01	\$0.00	\$4.01	\$24.32	\$0.00	\$24.32	\$0.00
<u>Total OTHER REVENUE</u>	\$15.77	\$0.00	\$15.77	\$3,076.72	\$0.00	\$3,076.72	\$0.00
<b>Total Income</b>	\$4,045.15	\$0.00	\$4,045.15	\$87,843.25	\$98,897.00	(\$11,053.75)	\$98,897.00
<b>Expense</b>							
<u>Capital Reserves Improvements</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$0.00	\$247.50	\$247.50	\$495.00
95064-000 - Sidewalks	\$0.00	\$0.00	\$0.00	\$9,310.00	\$0.00	(\$9,310.00)	\$0.00
<u>Total Capital Reserves Improvements</u>	\$0.00	\$41.25	\$41.25	\$9,310.00	\$247.50	(\$9,062.50)	\$495.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$53.33	\$53.33	\$0.00	\$319.98	\$319.98	\$640.00
63050-000 - Bank Charges	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	(\$10.00)	\$0.00
63110-000 - Legal Expense	\$0.00	\$437.50	\$437.50	\$287.00	\$2,625.00	\$2,338.00	\$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	\$50.00	\$216.67	\$166.67	\$1,571.97	\$1,300.02	(\$271.95)	\$2,600.00
63200-000 - Telephone/Beeper/Answering	\$152.14	\$125.00	(\$27.14)	\$914.55	\$750.00	(\$164.55)	\$1,500.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$202.14	\$832.50	\$630.36	\$3,183.52	\$5,145.00	\$1,961.48	\$10,340.00
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$0.00	\$500.00	\$500.00	\$0.00	\$3,000.00	\$3,000.00	\$6,000.00
<u>Total INSURANCE</u>	\$0.00	\$500.00	\$500.00	\$0.00	\$3,000.00	\$3,000.00	\$6,000.00
<u>MANAGEMENT FEE</u>							
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$4,050.00	\$4,050.00	\$0.00	\$8,100.00
<u>Total MANAGEMENT FEE</u>	\$675.00	\$675.00	\$0.00	\$4,050.00	\$4,050.00	\$0.00	\$8,100.00
<u>REPAIRS AND MAINTENANCE</u>							
61140-000 - Pool Repair & Supplies	\$551.95	\$100.00	(\$451.95)	\$660.95	\$100.00	(\$560.95)	\$580.00
61145-000 - Pool Service Contract	\$4,700.00	\$2,366.00	(\$2,334.00)	\$14,500.00	\$7,098.00	(\$7,402.00)	\$14,200.00
61146-000 - Pool Security Equipment	\$0.00	\$83.33	\$83.33	\$0.00	\$499.98	\$499.98	\$1,000.00
61950-000 - Clubhouse Maintenance	\$0.00	\$16.67	\$16.67	\$0.00	\$100.02	\$100.02	\$200.00
<u>Total REPAIRS AND MAINTENANCE</u>	\$5,251.95	\$2,566.00	(\$2,685.95)	\$15,160.95	\$7,798.00	(\$7,362.95)	\$15,980.00
<u>RESERVE EXPENSES</u>							
96598-000 - Reserve Transfer To/From	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$6,000.00	\$6,000.00	\$12,000.00
<u>Total RESERVE EXPENSES</u>	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$6,000.00	\$6,000.00	\$12,000.00

**Harborview Homeowners Association, Inc.**  
**Budget Comparison Report**  
**6/1/2024 - 6/30/2024**

	6/1/2024 - 6/30/2024			1/1/2024 - 6/30/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>SERVICES</u>							
62020-000 - Lawn/Plant Care	\$3,689.44	\$4,150.00	\$460.56	\$14,757.76	\$12,450.00	(\$2,307.76)	\$33,205.00
62029-000 - Tree/Shrub Expense	\$0.00	\$0.00	\$0.00	\$5,400.00	\$0.00	(\$5,400.00)	\$0.00
62041-000 - Buidling Entry/Monitoring	\$0.00	\$0.00	\$0.00	\$599.04	\$0.00	(\$599.04)	\$0.00
62080-000 - Pest Control	\$0.00	\$22.00	\$22.00	\$0.00	\$132.00	\$132.00	\$250.00
<u>Total SERVICES</u>	\$3,689.44	\$4,172.00	\$482.56	\$20,756.80	\$12,582.00	(\$8,174.80)	\$33,455.00
<u>TAXES</u>							
63015-000 - Tax Return Preparation/Audit	\$0.00	\$0.00	\$0.00	\$14.25	\$75.00	\$60.75	\$75.00
<u>Total TAXES</u>	\$0.00	\$0.00	\$0.00	\$14.25	\$75.00	\$60.75	\$75.00
<u>UTILITIES</u>							
67110-000 - Electricity	\$580.75	\$900.00	\$319.25	\$2,810.07	\$3,683.33	\$873.26	\$8,000.00
67310-000 - Water & Sewer	\$990.03	\$370.83	(\$619.20)	\$990.03	\$2,224.98	\$1,234.95	\$4,450.00
<u>Total UTILITIES</u>	\$1,570.78	\$1,270.83	(\$299.95)	\$3,800.10	\$5,908.31	\$2,108.21	\$12,450.00
<b>Total Expense</b>	\$11,389.31	\$11,057.58	(\$331.73)	\$56,275.62	\$44,805.81	(\$11,469.81)	\$98,895.00
Operating Net Income	(\$7,344.16)	(\$11,057.58)	\$3,713.42	\$31,567.63	\$54,091.19	(\$22,523.56)	\$2.00
Net Income	(\$7,344.16)	(\$11,057.58)	\$3,713.42	\$31,567.63	\$54,091.19	(\$22,523.56)	\$2.00