

Harborview Homeowners Association, Inc.
Balance Sheet
5/31/2024

Assets

Cash-Operating

11100-000 - Cash Operating Account - AAB \$87,385.64

11202-000 - Money Market Account - AAB \$32,619.20

Cash-Operating Total \$120,004.84

Assets Total \$120,004.84

Liabilities and Equity

Capital

45110-000 - Prior Years Retained Earnings \$81,093.05

Capital Total \$81,093.05

Retained Earnings \$0.00

Net Income \$38,911.79

Liabilities & Equity Total \$120,004.84

Harborview Homeowners Association, Inc.
Budget Comparison Report
5/1/2024 - 5/31/2024

	5/1/2024 - 5/31/2024			1/1/2024 - 5/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$9,067.05	\$0.00	\$9,067.05	\$80,737.15	\$98,897.00	(\$18,159.85)	\$98,897.00
<u>Total MAIN REVENUE</u>	\$9,067.05	\$0.00	\$9,067.05	\$80,737.15	\$98,897.00	(\$18,159.85)	\$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	\$0.00	\$0.00	\$0.00	\$3,000.00	\$0.00	\$3,000.00	\$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	\$1.74	\$0.00	\$1.74	\$9.03	\$0.00	\$9.03	\$0.00
58110-000 - Reserve Interest	\$4.14	\$0.00	\$4.14	\$20.31	\$0.00	\$20.31	\$0.00
<u>Total OTHER REVENUE</u>	\$5.88	\$0.00	\$5.88	\$3,060.95	\$0.00	\$3,060.95	\$0.00
Total Income	\$9,072.93	\$0.00	\$9,072.93	\$83,798.10	\$98,897.00	(\$15,098.90)	\$98,897.00
Expense							
<u>Capital Reserves Improvements</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$0.00	\$206.25	\$206.25	\$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	\$206.25	(\$9,103.75)	\$495.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$53.33	\$53.33	\$0.00	\$266.65	\$266.65	\$640.00
63050-000 - Bank Charges	\$10.00	\$0.00	(\$10.00)	\$10.00	\$0.00	(\$10.00)	\$0.00
63110-000 - Legal Expense	\$0.00	\$437.50	\$437.50	\$287.00	\$2,187.50	\$1,900.50	\$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	\$1,521.97	\$1,083.35	(\$438.62)	\$2,600.00
63200-000 - Telephone/Beeper/Answering	\$152.14	\$125.00	(\$27.14)	\$762.41	\$625.00	(\$137.41)	\$1,500.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$162.14	\$832.50	\$670.36	\$2,981.38	\$4,312.50	\$1,331.12	\$10,340.00
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$0.00	\$500.00	\$500.00	\$0.00	\$2,500.00	\$2,500.00	\$6,000.00
<u>Total INSURANCE</u>	\$0.00	\$500.00	\$500.00	\$0.00	\$2,500.00	\$2,500.00	\$6,000.00
<u>MANAGEMENT FEE</u>							
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$3,375.00	\$3,375.00	\$0.00	\$8,100.00
<u>Total MANAGEMENT FEE</u>	\$675.00	\$675.00	\$0.00	\$3,375.00	\$3,375.00	\$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	\$0.00	\$2,366.00	\$2,366.00	\$9,800.00	\$4,732.00	(\$5,068.00)	\$14,200.00
61146-000 - Pool Security Equipment	\$0.00	\$83.33	\$83.33	\$0.00	\$416.65	\$416.65	\$1,000.00
61950-000 - Clubhouse Maintenance	\$0.00	\$16.67	\$16.67	\$0.00	\$83.35	\$83.35	\$200.00
<u>Total REPAIRS AND MAINTENANCE</u>	\$0.00	\$2,466.00	\$2,466.00	\$9,909.00	\$5,232.00	(\$4,677.00)	\$15,980.00
<u>RESERVE EXPENSES</u>							
96598-000 - Reserve Transfer To/From	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$5,000.00	\$5,000.00	\$12,000.00
<u>Total RESERVE EXPENSES</u>	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$5,000.00	\$5,000.00	\$12,000.00

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Budget Comparison Report
5/1/2024 - 5/31/2024

	5/1/2024 - 5/31/2024			1/1/2024 - 5/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>SERVICES</u>							
62020-000 - Lawn/Plant Care	\$3,689.44	\$4,150.00	\$460.56	\$11,068.32	\$8,300.00	(\$2,768.32)	\$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	\$110.00	\$110.00	\$250.00
<u>Total SERVICES</u>	\$3,689.44	\$4,172.00	\$482.56	\$17,067.36	\$8,410.00	(\$8,657.36)	\$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	\$157.44	\$900.00	\$742.56	\$2,229.32	\$2,783.33	\$554.01	\$8,000.00
67310-000 - Water & Sewer	\$0.00	\$370.83	\$370.83	\$0.00	\$1,854.15	\$1,854.15	\$4,450.00
<u>Total UTILITIES</u>	\$157.44	\$1,270.83	\$1,113.39	\$2,229.32	\$4,637.48	\$2,408.16	\$12,450.00
Total Expense	\$4,684.02	\$10,957.58	\$6,273.56	\$44,886.31	\$33,748.23	(\$11,138.08)	\$98,895.00
Operating Net Income	\$4,388.91	(\$10,957.58)	\$15,346.49	\$38,911.79	\$65,148.77	(\$26,236.98)	\$2.00
Net Income	\$4,388.91	(\$10,957.58)	\$15,346.49	\$38,911.79	\$65,148.77	(\$26,236.98)	\$2.00