

**Harborview Homeowners Association**  
**Balance Sheet Cash Basis**  
**Period Through: 4/30/2020**

**Assets**

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$17,697.01
11202-000 - Money Market Account - AAB	<u>\$90,024.47</u>
Cash-Operating Total	<b><u>\$107,721.48</u></b>

Assets Total

**\$107,721.48**

**Liabilities and Equity**

Capital	
45110-000 - Prior Years Retained Earnings	\$39,620.50
Capital Total	<u>\$39,620.50</u>

Net Income

\$68,100.98

Liabilities & Equity Total

**\$107,721.48**

**Harborview Homeowners Association  
Budget Comparison Report  
4/1/2020 - 4/30/2020**

1/1/2020 - 4/30/2020

4/1/2020 - 4/30/2020

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$3,020.52	\$8,187.50	(\$5,166.98)	\$90,039.70	\$32,750.00	\$57,289.70	\$98,250.00
<u>Total MAIN REVENUE</u>	\$3,020.52	\$8,187.50	(\$5,166.98)	\$90,039.70	\$32,750.00	\$57,289.70	\$98,250.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$22.12	\$0.00	\$22.12	\$520.65	\$0.00	\$520.65	\$0.00
57105-000 - Legal Expense Reimbursement	\$0.00	\$0.00	\$0.00	\$606.00	\$0.00	\$606.00	\$0.00
58100-000 - Interest Income	\$11.79	\$0.00	\$11.79	\$31.30	\$0.00	\$31.30	\$0.00
58110-000 - Reserve Interest	\$0.00	\$0.00	\$0.00	\$253.35	\$0.00	\$253.35	\$0.00
58111-000 - Reserve Transfer To/From	\$0.00	\$0.00	\$0.00	\$6,000.00	\$0.00	\$6,000.00	\$0.00
<u>Total OTHER REVENUE</u>	\$33.91	\$0.00	\$33.91	\$7,411.30	\$0.00	\$7,411.30	\$0.00
<b>Total Income</b>	\$3,054.43	\$8,187.50	(\$5,133.07)	\$97,451.00	\$32,750.00	\$64,701.00	\$98,250.00
<b>Expense</b>							
<u>CAPITAL IMPROVEMENTS</u>							
95070-000 - Pool	\$0.00	\$0.00	\$0.00	\$3,600.00	\$0.00	(\$3,600.00)	\$0.00
<u>Total CAPITAL IMPROVEMENTS</u>	\$0.00	\$0.00	\$0.00	\$3,600.00	\$0.00	(\$3,600.00)	\$0.00
<u>GENERAL AND ADMINISTRATIVE</u>							
63015-000 - Tax Return Preparation/Audit	\$0.00	\$20.83	\$20.83	\$0.00	\$83.32	\$83.32	\$250.00
63050-000 - Bank Charges	\$35.00	\$25.00	(\$10.00)	\$160.00	\$100.00	(\$60.00)	\$300.00
63110-000 - Legal Expense	\$3,843.87	\$500.00	(\$3,343.87)	\$5,064.87	\$2,000.00	(\$3,064.87)	\$6,000.00
63120-000 - License, Taxes, Reg Fees	\$0.00	\$400.00	\$400.00	\$0.00	\$400.00	\$400.00	\$415.00
63170-000 - Postage	\$56.80	\$0.00	(\$56.80)	\$369.23	\$0.00	(\$369.23)	\$0.00
63180-000 - Printing & Copy Expense	\$0.00	\$228.33	\$228.33	\$471.50	\$913.32	\$441.82	\$2,740.00
63200-000 - Telephone/Beeper/Answering	\$95.79	\$110.00	\$14.21	\$287.37	\$440.00	\$152.63	\$1,320.00
63226-000 - Website Creation/Maintenance	\$0.00	\$0.00	\$0.00	\$495.00	\$0.00	(\$495.00)	\$0.00
63250-000 - Misc. General Administrative	\$0.00	\$133.33	\$133.33	\$25.32	\$533.32	\$508.00	\$1,600.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$4,031.46	\$1,417.49	(\$2,613.97)	\$6,873.29	\$4,469.96	(\$2,403.33)	\$12,625.00
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$0.00	\$597.00	\$597.00	\$0.00	\$2,388.00	\$2,388.00	\$7,164.00
<u>Total INSURANCE</u>	\$0.00	\$597.00	\$597.00	\$0.00	\$2,388.00	\$2,388.00	\$7,164.00
<u>MANAGEMENT FEE</u>							

**Harborview Homeowners Association**  
**Budget Comparison Report**  
**4/1/2020 - 4/30/2020**

	4/1/2020 - 4/30/2020		1/1/2020 - 4/30/2020				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
73010-000 - Management Fee Expense	\$0.00	\$1,240.00	\$1,240.00	\$4,960.00	\$4,960.00	\$0.00	\$14,880.00
<u>Total MANAGEMENT FEE</u>	\$0.00	\$1,240.00	\$1,240.00	\$4,960.00	\$4,960.00	\$0.00	\$14,880.00
<u>REPAIRS AND MAINTENANCE</u>							
61060-000 - Electrical Repair/Supplies	\$0.00	\$50.00	\$50.00	\$0.00	\$200.00	\$200.00	\$600.00
61140-000 - Pool Repair & Supplies	\$0.00	\$241.67	\$241.67	\$0.00	\$966.68	\$966.68	\$2,900.00
61145-000 - Pool Service Contract	\$3,200.00	\$783.33	(\$2,416.67)	\$3,200.00	\$3,133.32	(\$66.68)	\$9,400.00
61950-000 - Clubhouse Maintenance	\$0.00	\$137.50	\$137.50	\$0.00	\$550.00	\$550.00	\$1,650.00
<u>Total REPAIRS AND MAINTENANCE</u>	\$3,200.00	\$1,212.50	(\$1,987.50)	\$3,200.00	\$4,850.00	\$1,650.00	\$14,550.00
<u>RESERVE EXPENSES</u>							
96598-000 - Reserve Transfer To/From	\$0.00	\$500.00	\$500.00	\$6,000.00	\$2,000.00	(\$4,000.00)	\$6,000.00
<u>Total RESERVE EXPENSES</u>	\$0.00	\$500.00	\$500.00	\$6,000.00	\$2,000.00	(\$4,000.00)	\$6,000.00
<u>SERVICES</u>							
62020-000 - Lawn/Plant Care	\$3,000.00	\$0.00	(\$3,000.00)	\$3,000.00	\$0.00	(\$3,000.00)	\$0.00
62023-000 - HOA - Grounds Maintenance	\$14.58	\$1,830.58	\$1,816.00	\$14.58	\$7,322.32	\$7,307.74	\$21,967.00
62028-000 - Sprinkler Repairs	\$0.00	\$91.67	\$91.67	\$0.00	\$366.68	\$366.68	\$1,100.00
62029-000 - Tree/Shrub Expense	\$0.00	\$200.00	\$200.00	\$0.00	\$800.00	\$800.00	\$2,400.00
<u>Total SERVICES</u>	\$3,014.58	\$2,122.25	(\$892.33)	\$3,014.58	\$8,489.00	\$5,474.42	\$25,467.00
<u>UTILITIES</u>							
67110-000 - Electricity	\$161.16	\$679.17	\$518.01	\$1,035.80	\$2,716.68	\$1,680.88	\$8,150.00
67310-000 - Water & Sewer	\$36.78	\$405.42	\$368.64	\$666.35	\$1,621.68	\$955.33	\$4,865.00
<u>Total UTILITIES</u>	\$197.94	\$1,084.59	\$886.65	\$1,702.15	\$4,338.36	\$2,636.21	\$13,015.00
<u>Total Expense</u>	\$10,443.98	\$8,173.83	(\$2,270.15)	\$29,350.02	\$31,495.32	\$2,145.30	\$93,701.00
Operating Net Income	(\$7,389.55)	\$13.67	(\$7,403.22)	\$68,100.98	\$1,254.68	\$66,846.30	\$4,549.00
Net Income	(\$7,389.55)	\$13.67	(\$7,403.22)	\$68,100.98	\$1,254.68	\$66,846.30	\$4,549.00