

**Harborview Homeowners Association
Balance Sheet Cash Basis
Period Through: 8/31/2020**

Assets

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$763.52
11202-000 - Money Market Account - AAB	<u>\$73,068.70</u>
Cash-Operating Total	<u>\$73,832.22</u>

Assets Total \$73,832.22

Liabilities and Equity

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

Net Income \$34,211.72

Liabilities & Equity Total \$73,832.22

Harborview Homeowners Association
Income Statement
8/1/2020 - 8/31/2020

	8/1/2020 - 8/31/2020	Year To Date
Income		
<u>MAIN REVENUE</u>		
50020-000 - Association Dues	\$855.00	\$101,476.10
<u>Total MAIN REVENUE</u>	\$855.00	\$101,476.10
<u>OTHER REVENUE</u>		
57100-000 - Late Fees	\$12.65	\$661.32
57105-000 - Legal Expense Reimbursement	\$0.00	\$606.00
58100-000 - Interest Income	\$10.63	\$77.47
58110-000 - Reserve Interest	\$0.00	\$253.35
58111-000 - Reserve Transfer To/From	\$0.00	\$6,000.00
<u>Total OTHER REVENUE</u>	\$23.28	\$7,598.14
<i>Total Income</i>	\$878.28	\$109,074.24
Expense		
<u>CAPITAL IMPROVEMENTS</u>		
95070-000 - Pool	\$0.00	\$3,600.00
<u>Total CAPITAL IMPROVEMENTS</u>	\$0.00	\$3,600.00
<u>GENERAL AND ADMINISTRATIVE</u>		
61106-004 - Meeting Expenses	\$400.00	\$434.01
63050-000 - Bank Charges	\$0.00	\$170.00
63110-000 - Legal Expense	\$1,115.00	\$11,856.87
63170-000 - Postage	\$208.00	\$1,078.38
63180-000 - Printing & Copy Expense	\$33.40	\$633.57
63200-000 - Telephone/Beeper/Answering	\$96.91	\$670.63
63226-000 - Website Creation/Maintenance	\$0.00	\$1,299.85
63250-000 - Misc. General Administrative	\$16.33	\$436.44
63250-001 - Lien Fees	\$0.00	\$181.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$1,869.64	\$16,760.75
<u>INSURANCE</u>		
72010-000 - Insurance Expense	\$5,345.74	\$5,425.73
<u>Total INSURANCE</u>	\$5,345.74	\$5,425.73
<u>MANAGEMENT FEE</u>		
73010-000 - Management Fee Expense	\$4,725.00	\$9,685.00
<u>Total MANAGEMENT FEE</u>	\$4,725.00	\$9,685.00
<u>REPAIRS AND MAINTENANCE</u>		
61140-000 - Pool Repair & Supplies	\$954.14	\$1,809.59
61140-001 - Pool Security Line	\$0.00	\$1,352.75
61145-000 - Pool Service Contract	\$0.00	\$3,200.00
<u>Total REPAIRS AND MAINTENANCE</u>	\$954.14	\$6,362.34
<u>RESERVE EXPENSES</u>		

Harborview Homeowners Association
Income Statement
8/1/2020 - 8/31/2020

	8/1/2020 - 8/31/2020	Year To Date
96598-000 - Reserve Transfer To/From	\$0.00	\$6,000.00
<u>Total RESERVE EXPENSES</u>	\$0.00	\$6,000.00
 <u>SERVICES</u>		
62020-000 - Lawn/Plant Care	\$4,500.00	\$13,275.00
62023-000 - HOA - Grounds Maintenance	\$0.00	\$1,567.58
62027-000 - Chemical Application Expense	\$537.60	\$2,066.40
62028-000 - Sprinkler Repairs	\$0.00	\$260.00
62029-000 - Tree/Shrub Expense	\$1,110.00	\$1,110.00
62041-000 - Building Entry/Monitoring	\$0.00	\$0.00
62080-000 - Pest Control	\$0.00	\$500.00
<u>Total SERVICES</u>	\$6,147.60	\$18,778.98
 <u>TAXES</u>		
71100-000 - Income Tax Expense - Federal	\$0.00	\$177.00
71200-000 - Income Tax Expense - State	\$0.00	\$31.00
<u>Total TAXES</u>	\$0.00	\$208.00
 <u>UTILITIES</u>		
67110-000 - Electricity	\$1,005.20	\$4,601.63
67310-000 - Water & Sewer	\$1,041.41	\$3,440.09
<u>Total UTILITIES</u>	\$2,046.61	\$8,041.72
 <i>Total Expense</i>	 \$21,088.73	 \$74,862.52
 Operating Net Income	 (\$20,210.45)	 \$34,211.72
 Net Income	 (\$20,210.45)	 \$34,211.72

**Harborview Homeowners Association
Budget Comparison Report
8/1/2020 - 8/31/2020**

	8/1/2020 - 8/31/2020		1/1/2020 - 8/31/2020				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$855.00	\$7,041.25	(\$6,186.25)	\$101,476.10	\$56,330.00	\$45,146.10	\$84,495.00
<u>Total MAIN REVENUE</u>	\$855.00	\$7,041.25	(\$6,186.25)	\$101,476.10	\$56,330.00	\$45,146.10	\$84,495.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$12.65	\$0.00	\$12.65	\$661.32	\$0.00	\$661.32	\$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	\$10.63	\$0.00	\$10.63	\$77.47	\$0.00	\$77.47	\$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>	\$23.28	\$0.00	\$23.28	\$7,598.14	\$0.00	\$7,598.14	\$0.00
Total Income	\$878.28	\$7,041.25	(\$6,162.97)	\$109,074.24	\$56,330.00	\$52,744.24	\$84,495.00
Expense							
<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>							
61106-004 - Meeting Expenses	\$400.00	\$33.33	(\$366.67)	\$434.01	\$266.64	(\$167.37)	\$400.00
63050-000 - Bank Charges	\$0.00	\$25.00	\$25.00	\$170.00	\$200.00	\$30.00	\$300.00
63110-000 - Legal Expense	\$1,115.00	\$291.67	(\$823.33)	\$11,856.87	\$2,333.36	(\$9,523.51)	\$3,500.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$32.92	\$32.92	\$0.00	\$263.36	\$263.36	\$395.00
63170-000 - Postage	\$208.00	\$83.33	(\$124.67)	\$1,078.38	\$666.64	(\$411.74)	\$1,000.00
63180-000 - Printing & Copy Expense	\$33.40	\$83.33	\$49.93	\$633.57	\$666.64	\$33.07	\$1,000.00
63200-000 - Telephone/Beeper/Answering	\$96.91	\$110.00	\$13.09	\$670.63	\$880.00	\$209.37	\$1,320.00
63226-000 - Website Creation/Maintenance	\$0.00	\$0.00	\$0.00	\$1,299.85	\$0.00	(\$1,299.85)	\$0.00
63250-000 - Misc. General Administrative	\$16.33	\$0.00	(\$16.33)	\$436.44	\$0.00	(\$436.44)	\$0.00
63250-001 - Lien Fees	\$0.00	\$0.00	\$0.00	\$181.00	\$0.00	(\$181.00)	\$0.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$1,869.64	\$659.58	(\$1,210.06)	\$16,760.75	\$5,276.64	(\$11,484.11)	\$7,915.00
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$5,345.74	\$516.67	(\$4,829.07)	\$5,425.73	\$4,133.36	(\$1,292.37)	\$6,200.00
<u>Total INSURANCE</u>	\$5,345.74	\$516.67	(\$4,829.07)	\$5,425.73	\$4,133.36	(\$1,292.37)	\$6,200.00

**Harborview Homeowners Association
Budget Comparison Report
8/1/2020 - 8/31/2020**

8/1/2020 - 8/31/2020

1/1/2020 - 8/31/2020

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
MANAGEMENT FEE							
73010-000 - Management Fee Expense	\$4,725.00	\$1,240.00	(\$3,485.00)	\$9,685.00	\$9,920.00	\$235.00	\$14,880.00
Total MANAGEMENT FEE	\$4,725.00	\$1,240.00	(\$3,485.00)	\$9,685.00	\$9,920.00	\$235.00	\$14,880.00
REPAIRS AND MAINTENANCE							
61140-000 - Pool Repair & Supplies	\$954.14	\$191.67	(\$762.47)	\$1,809.59	\$1,533.36	(\$276.23)	\$2,300.00
61140-001 - Pool Security Line	\$0.00	\$41.67	\$41.67	\$1,352.75	\$333.36	(\$1,019.39)	\$500.00
61145-000 - Pool Service Contract	\$0.00	\$783.33	\$783.33	\$3,200.00	\$6,266.64	\$3,066.64	\$9,400.00
61950-000 - Clubhouse Maintenance - Playground	\$0.00	\$66.67	\$66.67	\$0.00	\$533.36	\$533.36	\$800.00
Total REPAIRS AND MAINTENANCE	\$954.14	\$1,083.34	\$129.20	\$6,362.34	\$8,666.72	\$2,304.38	\$13,000.00
RESERVE EXPENSES							
96598-000 - Reserve Transfer To/From	\$0.00	\$500.00	\$500.00	\$6,000.00	\$4,000.00	(\$2,000.00)	\$6,000.00
Total RESERVE EXPENSES	\$0.00	\$500.00	\$500.00	\$6,000.00	\$4,000.00	(\$2,000.00)	\$6,000.00
SERVICES							
62020-000 - Lawn/Plant Care	\$4,500.00	\$1,166.67	(\$3,333.33)	\$13,275.00	\$9,333.36	(\$3,941.64)	\$14,000.00
62023-000 - HOA - Grounds Maintenance	\$0.00	\$291.67	\$291.67	\$1,567.58	\$2,333.36	\$765.78	\$3,500.00
62026-001 - Irrigation Backflow Expense	\$0.00	\$20.83	\$20.83	\$0.00	\$166.64	\$166.64	\$250.00
62027-000 - Chemical Application Expense	\$537.60	\$299.67	(\$237.93)	\$2,066.40	\$2,397.36	\$330.96	\$3,596.00
62028-000 - Sprinkler Repairs	\$0.00	\$91.67	\$91.67	\$260.00	\$733.36	\$473.36	\$1,100.00
62029-000 - Tree/Shrub Expense	\$1,110.00	\$83.33	(\$1,026.67)	\$1,110.00	\$666.64	(\$443.36)	\$1,000.00
62080-000 - Pest Control	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	(\$500.00)	\$0.00
Total SERVICES	\$6,147.60	\$1,953.84	(\$4,193.76)	\$18,778.98	\$15,630.72	(\$3,148.26)	\$23,446.00
TAXES							
63015-000 - Tax Return Preparation/Audit	\$0.00	\$20.83	\$20.83	\$0.00	\$166.64	\$166.64	\$250.00
71100-000 - Income Tax Expense - Federal	\$0.00	\$0.00	\$0.00	\$177.00	\$0.00	(\$177.00)	\$0.00
71200-000 - Income Tax Expense - State	\$0.00	\$0.00	\$0.00	\$31.00	\$0.00	(\$31.00)	\$0.00
Total TAXES	\$0.00	\$20.83	\$20.83	\$208.00	\$166.64	(\$41.36)	\$250.00
UTILITIES							
67110-000 - Electricity	\$1,005.20	\$679.17	(\$326.03)	\$4,601.63	\$5,433.36	\$831.73	\$8,150.00
67310-000 - Water & Sewer	\$1,041.41	\$401.67	(\$639.74)	\$3,440.09	\$3,213.36	(\$226.73)	\$4,820.00
Total UTILITIES	\$2,046.61	\$1,080.84	(\$965.77)	\$8,041.72	\$8,646.72	\$605.00	\$12,970.00
Total Expense	\$21,088.73	\$7,055.10	(\$14,033.63)	\$74,862.52	\$56,440.80	(\$18,421.72)	\$84,661.00
Operating Net Income	(\$20,210.45)	(\$13.85)	(\$20,196.60)	\$34,211.72	(\$110.80)	\$34,322.52	(\$166.00)