

Harborview Homeowners Association, Inc.
Balance Sheet Cash Basis
Period Through: 2/28/2021

Assets

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$53,763.40
11202-000 - Money Market Account - AAB	<u>\$38,093.38</u>
Cash-Operating Total	\$91,856.78
Assets Total	<u>\$91,856.78</u>

Liabilities and Equity

Capital	
45110-000 - Prior Years Retained Earnings	\$46,485.18
Capital Total	<u>\$46,485.18</u>
Net Income	\$45,371.60
Liabilities & Equity Total	<u>\$91,856.78</u>

Harborview Homeowners Association, Inc.

Income Statement

2/1/2021 - 2/28/2021

	2/1/2021 - 2/28/2021	Year To Date
Income		
<u>MAIN REVENUE</u>		
50020-000 - Association Dues	\$13,559.51	\$52,958.07
<u>Total MAIN REVENUE</u>	\$13,559.51	\$52,958.07
<u>OTHER REVENUE</u>		
57100-000 - Late Fees	\$21.24	\$21.24
57105-000 - Legal Expense Reimbursement	\$118.11	\$434.02
58100-000 - Interest Income	\$4.95	\$9.29
<u>Total OTHER REVENUE</u>	\$144.30	\$464.55
<i>Total Income</i>	\$13,703.81	\$53,422.62
Expense		
<u>GENERAL AND ADMINISTRATIVE</u>		
63050-000 - Bank Charges	\$10.00	\$20.00
63110-000 - Legal Expense	\$3,936.65	\$3,936.65
63170-000 - Postage	\$24.45	\$24.45
63180-000 - Printing & Copy Expense	\$44.99	\$44.99
63200-000 - Telephone/Beeper/Answering	\$98.15	\$195.36
63226-000 - Website Creation/Maintenance	\$495.00	\$495.00
63250-000 - Misc. General Administrative	\$3.40	\$3.40
63250-001 - Lien Fees	\$0.00	\$31.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$4,612.64	\$4,750.85
<u>MANAGEMENT FEE</u>		
73010-000 - Management Fee Expense	\$675.00	\$675.00
<u>Total MANAGEMENT FEE</u>	\$675.00	\$675.00
<u>SERVICES</u>		
62020-000 - Lawn/Plant Care	\$0.00	\$1,850.00
<u>Total SERVICES</u>	\$0.00	\$1,850.00
<u>UTILITIES</u>		
67110-000 - Electricity	\$433.08	\$724.74
67310-000 - Water & Sewer	\$0.00	\$50.43
<u>Total UTILITIES</u>	\$433.08	\$775.17
<i>Total Expense</i>	\$5,720.72	\$8,051.02
Operating Net Income	\$7,983.09	\$45,371.60
Net Income	\$7,983.09	\$45,371.60

Harborview Homeowners Association, Inc.
Budget Comparison Report
2/1/2021 - 2/28/2021

2/1/2021 - 2/28/2021

1/1/2021 - 2/28/2021

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$13,559.51	\$29,475.00	(\$15,915.49)	\$52,958.07	\$58,950.00	(\$5,991.93)	\$88,425.00
<u>Total MAIN REVENUE</u>	\$13,559.51	\$29,475.00	(\$15,915.49)	\$52,958.07	\$58,950.00	(\$5,991.93)	\$88,425.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$21.24	\$0.00	\$21.24	\$21.24	\$0.00	\$21.24	\$0.00
57105-000 - Legal Expense Reimbursement	\$118.11	\$0.00	\$118.11	\$434.02	\$0.00	\$434.02	\$0.00
58100-000 - Interest Income	\$4.95	\$0.00	\$4.95	\$9.29	\$0.00	\$9.29	\$0.00
<u>Total OTHER REVENUE</u>	\$144.30	\$0.00	\$144.30	\$464.55	\$0.00	\$464.55	\$0.00
Total Income	\$13,703.81	\$29,475.00	(\$15,771.19)	\$53,422.62	\$58,950.00	(\$5,527.38)	\$88,425.00
Expense							
<u>CAPITAL IMPROVEMENTS</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$0.00	\$82.50	\$82.50	\$495.00
<u>Total CAPITAL IMPROVEMENTS</u>	\$0.00	\$41.25	\$41.25	\$0.00	\$82.50	\$82.50	\$495.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$33.33	\$33.33	\$0.00	\$66.66	\$66.66	\$400.00
63050-000 - Bank Charges	\$10.00	\$0.00	(\$10.00)	\$20.00	\$0.00	(\$20.00)	\$0.00
63110-000 - Legal Expense	\$3,936.65	\$500.00	(\$3,436.65)	\$3,936.65	\$1,000.00	(\$2,936.65)	\$6,000.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$150.00	\$150.00	\$0.00	\$150.00	\$150.00	\$350.00
63170-000 - Postage	\$24.45	\$83.33	\$58.88	\$24.45	\$166.66	\$142.21	\$1,000.00
63170-005 - Postage (CID)	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00
63180-000 - Printing & Copy Expense	\$44.99	\$0.00	(\$44.99)	\$44.99	\$0.00	(\$44.99)	\$0.00
63200-000 - Telephone/Beeper/Answering	\$98.15	\$108.33	\$10.18	\$195.36	\$216.66	\$21.30	\$1,300.00
63226-000 - Website Creation/Maintenance	\$495.00	\$0.00	(\$495.00)	\$495.00	\$0.00	(\$495.00)	\$0.00
63250-000 - Misc. General Administrative	\$3.40	\$0.00	(\$3.40)	\$3.40	\$0.00	(\$3.40)	\$0.00
63250-001 - Lien Fees	\$0.00	\$0.00	\$0.00	\$31.00	\$0.00	(\$31.00)	\$0.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$4,612.64	\$958.32	(\$3,654.32)	\$4,750.85	\$1,766.64	(\$2,984.21)	\$10,050.00
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$0.00	\$466.67	\$466.67	\$0.00	\$933.34	\$933.34	\$5,600.00
<u>Total INSURANCE</u>	\$0.00	\$466.67	\$466.67	\$0.00	\$933.34	\$933.34	\$5,600.00
<u>MANAGEMENT FEE</u>							

Harborview Homeowners Association, Inc.
Budget Comparison Report
2/1/2021 - 2/28/2021

	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021		
	Actual	Budget	Variance	Actual	Budget	Variance
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$675.00	\$1,350.00	\$675.00
<u>Total MANAGEMENT FEE</u>	\$675.00	\$675.00	\$0.00	\$675.00	\$1,350.00	\$675.00
<u>REPAIRS AND MAINTENANCE</u>						
61140-001 - Pool Security Line	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
61145-000 - Pool Service Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
61950-000 - Clubhouse Maintenance - Playground	\$0.00	\$150.00	\$150.00	\$0.00	\$300.00	\$300.00
<u>Total REPAIRS AND MAINTENANCE</u>	\$0.00	\$150.00	\$150.00	\$0.00	\$300.00	\$300.00
<u>RESERVE EXPENSES</u>						
96598-000 - Reserve Transfer To/From	\$0.00	\$833.33	\$833.33	\$0.00	\$1,666.66	\$1,666.66
<u>Total RESERVE EXPENSES</u>	\$0.00	\$833.33	\$833.33	\$0.00	\$1,666.66	\$1,666.66
<u>SERVICES</u>						
62020-000 - Lawn/Plant Care	\$0.00	\$0.00	\$0.00	\$1,850.00	\$0.00	(\$1,850.00)
62026-000 - Sprinkler System Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
62027-000 - Chemical Application Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
62029-000 - Tree/Shrub Expense	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66
62080-000 - Pest Control	\$0.00	\$22.92	\$22.92	\$0.00	\$45.84	\$45.84
<u>Total SERVICES</u>	\$0.00	\$106.25	\$106.25	\$1,850.00	\$212.50	(\$1,637.50)
<u>TAXES</u>						
63015-000 - Tax Return Preparation/Audit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total TAXES</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>UTILITIES</u>						
67110-000 - Electricity	\$433.08	\$625.00	\$191.92	\$724.74	\$1,250.00	\$525.26
67310-000 - Water & Sewer	\$0.00	\$401.67	\$401.67	\$50.43	\$803.34	\$752.91
<u>Total UTILITIES</u>	\$433.08	\$1,026.67	\$593.59	\$775.17	\$2,053.34	\$1,278.17
Total Expense	\$5,720.72	\$4,257.49	(\$1,463.23)	\$8,051.02	\$8,364.98	\$313.96
Operating Net Income	\$7,983.09	\$25,217.51	(\$17,234.42)	\$45,371.60	\$50,585.02	(\$5,213.42)
Net Income	\$7,983.09	\$25,217.51	(\$17,234.42)	\$45,371.60	\$50,585.02	(\$5,213.42)