

Harborview Homeowners Association, Inc.
Balance Sheet Cash Basis
Period Through: 1/31/2021

Assets

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$45,783.23
11202-000 - Money Market Account - AAB	<u>\$38,090.46</u>
Cash-Operating Total	<u>\$83,873.69</u>

Assets Total \$83,873.69

Liabilities and Equity

Capital	
45110-000 - Prior Years Retained Earnings	\$46,485.18
Capital Total	<u>\$46,485.18</u>

Net Income \$37,388.51

Liabilities & Equity Total \$83,873.69

Harborview Homeowners Association, Inc.
Budget Comparison Report
1/1/2021 - 1/31/2021

1/1/2021 - 1/31/2021

1/1/2021 - 1/31/2021

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
MAIN REVENUE							
50020-000 - Association Dues	\$39,398.56	\$29,475.00	\$9,923.56	\$39,398.56	\$29,475.00	\$9,923.56	\$88,425.00
Total MAIN REVENUE	\$39,398.56	\$29,475.00	\$9,923.56	\$39,398.56	\$29,475.00	\$9,923.56	\$88,425.00
OTHER REVENUE							
57105-000 - Legal Expense Reimbursement	\$315.91	\$0.00	\$315.91	\$315.91	\$0.00	\$315.91	\$0.00
58100-000 - Interest Income	\$4.34	\$0.00	\$4.34	\$4.34	\$0.00	\$4.34	\$0.00
Total OTHER REVENUE	\$320.25	\$0.00	\$320.25	\$320.25	\$0.00	\$320.25	\$0.00
Total Income	\$39,718.81	\$29,475.00	\$10,243.81	\$39,718.81	\$29,475.00	\$10,243.81	\$88,425.00
Expense							
CAPITAL IMPROVEMENTS							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$0.00	\$41.25	\$41.25	\$495.00
Total CAPITAL IMPROVEMENTS	\$0.00	\$41.25	\$41.25	\$0.00	\$41.25	\$41.25	\$495.00
GENERAL AND ADMINISTRATIVE							
61106-004 - Meeting Expenses	\$0.00	\$33.33	\$33.33	\$0.00	\$33.33	\$33.33	\$400.00
63050-000 - Bank Charges	\$10.00	\$0.00	(\$10.00)	\$10.00	\$0.00	(\$10.00)	\$0.00
63110-000 - Legal Expense	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$6,000.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350.00
63170-000 - Postage	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
63170-005 - Postage (CID)	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
63200-000 - Telephone/Beeper/Answering	\$97.21	\$108.33	\$11.12	\$97.21	\$108.33	\$11.12	\$1,300.00
63250-001 - Lien Fees	\$31.00	\$0.00	(\$31.00)	\$31.00	\$0.00	(\$31.00)	\$0.00
Total GENERAL AND ADMINISTRATIVE	\$138.21	\$808.32	\$670.11	\$138.21	\$808.32	\$670.11	\$10,050.00
INSURANCE							
72010-000 - Insurance Expense	\$0.00	\$466.67	\$466.67	\$0.00	\$466.67	\$466.67	\$5,600.00
Total INSURANCE	\$0.00	\$466.67	\$466.67	\$0.00	\$466.67	\$466.67	\$5,600.00
MANAGEMENT FEE							
73010-000 - Management Fee Expense	\$0.00	\$675.00	\$675.00	\$0.00	\$675.00	\$675.00	\$8,100.00
Total MANAGEMENT FEE	\$0.00	\$675.00	\$675.00	\$0.00	\$675.00	\$675.00	\$8,100.00
REPAIRS AND MAINTENANCE							

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	1/1/2021 - 1/31/2021		1/1/2021 - 1/31/2021		
	Actual	Budget	Variance	Actual	Budget
61140-001 - Pool Security Line	\$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
61950-000 - Clubhouse Maintenance - Playground	\$0.00	\$150.00	\$150.00	\$0.00	\$150.00
Total REPAIRS AND MAINTENANCE	\$0.00	\$150.00	\$150.00	\$0.00	\$150.00
RESERVE EXPENSES					
96598-000 - Reserve Transfer To/From	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33
Total RESERVE EXPENSES	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33
SERVICES					
62020-000 - Lawn/Plant Care	\$1,850.00	\$0.00	(\$1,850.00)	\$1,850.00	\$0.00
62026-000 - Sprinkler System Contract	\$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
62029-000 - Tree/Shrub Expense	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33
62080-000 - Pest Control	\$0.00	\$22.92	\$22.92	\$0.00	\$22.92
Total SERVICES	\$1,850.00	\$106.25	(\$1,743.75)	\$1,850.00	\$106.25
TAXES					
63015-000 - Tax Return Preparation/Audit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total TAXES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
UTILITIES					
67110-000 - Electricity	\$291.66	\$625.00	\$333.34	\$291.66	\$625.00
67310-000 - Water & Sewer	\$50.43	\$401.67	\$351.24	\$50.43	\$401.67
Total UTILITIES	\$342.09	\$1,026.67	\$684.58	\$342.09	\$1,026.67
Total Expense	\$2,330.30	\$4,107.49	\$1,777.19	\$2,330.30	\$4,107.49
Operating Net Income	\$37,388.51	\$25,367.51	\$12,021.00	\$37,388.51	\$25,367.51
Net Income	\$37,388.51	\$25,367.51	\$12,021.00	\$37,388.51	\$25,367.51

	Actual	Budget	Variance	Annual Budget
61140-001 - Pool Security Line	\$0.00	\$0.00	\$0.00	\$500.00
61145-000 - Pool Service Contract	\$0.00	\$0.00	\$0.00	\$9,600.00
61950-000 - Clubhouse Maintenance - Playground	\$0.00	\$150.00	\$150.00	\$1,800.00
Total REPAIRS AND MAINTENANCE	\$0.00	\$150.00	\$150.00	\$11,900.00
RESERVE EXPENSES				
96598-000 - Reserve Transfer To/From	\$0.00	\$833.33	\$833.33	\$10,000.00
Total RESERVE EXPENSES	\$0.00	\$833.33	\$833.33	\$10,000.00
SERVICES				
62020-000 - Lawn/Plant Care	\$1,850.00	\$0.00	(\$1,850.00)	\$23,800.00
62026-000 - Sprinkler System Contract	\$0.00	\$0.00	\$0.00	\$735.00
62027-000 - Chemical Application Expense	\$0.00	\$0.00	\$0.00	\$3,864.00
62029-000 - Tree/Shrub Expense	\$0.00	\$83.33	\$83.33	\$1,000.00
62080-000 - Pest Control	\$0.00	\$22.92	\$22.92	\$275.00
Total SERVICES	\$1,850.00	\$106.25	(\$1,743.75)	\$29,674.00
TAXES				
63015-000 - Tax Return Preparation/Audit	\$0.00	\$0.00	\$0.00	\$250.00
Total TAXES	\$0.00	\$0.00	\$0.00	\$250.00
UTILITIES				
67110-000 - Electricity	\$291.66	\$625.00	\$333.34	\$7,500.00
67310-000 - Water & Sewer	\$50.43	\$401.67	\$351.24	\$4,820.00
Total UTILITIES	\$342.09	\$1,026.67	\$684.58	\$12,320.00
Total Expense	\$2,330.30	\$4,107.49	\$1,777.19	\$88,389.00
Operating Net Income	\$37,388.51	\$25,367.51	\$12,021.00	\$36.00
Net Income	\$37,388.51	\$25,367.51	\$12,021.00	\$36.00