

**Harborview Homeowners Association
Balance Sheet Cash Basis
Period Through: 7/31/2020**

Assets

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$3,984.25
11202-000 - Money Market Account - AAB	<u>\$90,058.42</u>
Cash-Operating Total	<u>\$94,042.67</u>

Assets Total **\$94,042.67**

Liabilities and Equity

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

Net Income \$54,422.17

Liabilities & Equity Total **\$94,042.67**

Harborview Homeowners Association
Income Statement
7/1/2020 - 7/31/2020

	7/1/2020 - 7/31/2020	Year To Date
Income		
<u>MAIN REVENUE</u>		
50020-000 - Association Dues	\$3,012.44	\$100,621.10
<u>Total MAIN REVENUE</u>	<u>\$3,012.44</u>	<u>\$100,621.10</u>
<u>OTHER REVENUE</u>		
57100-000 - Late Fees	\$38.76	\$648.67
57105-000 - Legal Expense Reimbursement	\$0.00	\$606.00
58100-000 - Interest Income	\$11.84	\$66.84
58110-000 - Reserve Interest	\$0.00	\$253.35
58111-000 - Reserve Transfer To/From	\$0.00	\$6,000.00
<u>Total OTHER REVENUE</u>	<u>\$50.60</u>	<u>\$7,574.86</u>
<i>Total Income</i>	<i>\$3,063.04</i>	<i>\$108,195.96</i>
Expense		
<u>CAPITAL IMPROVEMENTS</u>		
95070-000 - Pool	\$0.00	\$3,600.00
<u>Total CAPITAL IMPROVEMENTS</u>	<u>\$0.00</u>	<u>\$3,600.00</u>
<u>GENERAL AND ADMINISTRATIVE</u>		
61106-004 - Meeting Expenses	\$0.00	\$34.01
63050-000 - Bank Charges	\$0.00	\$170.00
63110-000 - Legal Expense	\$2,985.00	\$10,741.87
63170-000 - Postage	\$73.50	\$870.38
63180-000 - Printing & Copy Expense	\$63.55	\$600.17
63200-000 - Telephone/Beeper/Answering	\$95.45	\$573.72
63226-000 - Website Creation/Maintenance	\$0.00	\$1,299.85
63250-000 - Misc. General Administrative	\$100.00	\$420.11
63250-001 - Lien Fees	\$181.00	\$181.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	<u>\$3,498.50</u>	<u>\$14,891.11</u>
<u>INSURANCE</u>		
72010-000 - Insurance Expense	\$79.99	\$79.99
<u>Total INSURANCE</u>	<u>\$79.99</u>	<u>\$79.99</u>
<u>MANAGEMENT FEE</u>		
73010-000 - Management Fee Expense	\$0.00	\$4,960.00
<u>Total MANAGEMENT FEE</u>	<u>\$0.00</u>	<u>\$4,960.00</u>
<u>REPAIRS AND MAINTENANCE</u>		
61140-000 - Pool Repair & Supplies	\$799.98	\$855.45
61145-000 - Pool Service Contract	\$0.00	\$3,200.00
<u>Total REPAIRS AND MAINTENANCE</u>	<u>\$799.98</u>	<u>\$4,055.45</u>
<u>RESERVE EXPENSES</u>		
96598-000 - Reserve Transfer To/From	\$0.00	\$6,000.00

Harborview Homeowners Association
Income Statement
7/1/2020 - 7/31/2020

	7/1/2020 - 7/31/2020	Year To Date
<u>Total RESERVE EXPENSES</u>	\$0.00	\$6,000.00
 <u>SERVICES</u>		
62020-000 - Lawn/Plant Care	\$500.00	\$8,775.00
62023-000 - HOA - Grounds Maintenance	\$24.20	\$1,567.58
62027-000 - Chemical Application Expense	\$0.00	\$1,528.80
62028-000 - Sprinkler Repairs	\$0.00	\$260.00
62041-000 - Buidling Entry/Monitoring	\$0.00	\$1,352.75
62080-000 - Pest Control	\$500.00	\$500.00
<u>Total SERVICES</u>	\$1,024.20	\$13,984.13
 <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	\$1,965.66	\$3,596.43
67310-000 - Water & Sewer	\$1,217.91	\$2,398.68
<u>Total UTILITIES</u>	\$3,183.57	\$5,995.11
 <i>Total Expense</i>	 \$8,586.24	 \$53,773.79
 Operating Net Income	 (\$5,523.20)	 \$54,422.17
 Net Income	 (\$5,523.20)	 \$54,422.17

Harborview Homeowners Association
Budget Comparison Report
7/1/2020 - 7/31/2020

	7/1/2020 - 7/31/2020		1/1/2020 - 7/31/2020				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$3,012.44	\$7,041.25	(\$4,028.81)	\$100,621.10	\$49,288.75	\$51,332.35	\$84,495.00
<u>Total MAIN REVENUE</u>	\$3,012.44	\$7,041.25	(\$4,028.81)	\$100,621.10	\$49,288.75	\$51,332.35	\$84,495.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$38.76	\$0.00	\$38.76	\$648.67	\$0.00	\$648.67	\$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	\$11.84	\$0.00	\$11.84	\$66.84	\$0.00	\$66.84	\$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>	\$50.60	\$0.00	\$50.60	\$7,574.86	\$0.00	\$7,574.86	\$0.00
Total Income	\$3,063.04	\$7,041.25	(\$3,978.21)	\$108,195.96	\$49,288.75	\$58,907.21	\$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	\$0.00	\$33.33	\$33.33	\$34.01	\$233.31	\$199.30	\$400.00
63050-000 - Bank Charges	\$0.00	\$25.00	\$25.00	\$170.00	\$175.00	\$5.00	\$300.00
63110-000 - Legal Expense	\$2,985.00	\$291.67	(\$2,693.33)	\$10,741.87	\$2,041.69	(\$8,700.18)	\$3,500.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$32.92	\$32.92	\$0.00	\$230.44	\$230.44	\$395.00
63170-000 - Postage	\$73.50	\$83.33	\$9.83	\$870.38	\$583.31	(\$287.07)	\$1,000.00
63180-000 - Printing & Copy Expense	\$63.55	\$83.33	\$19.78	\$600.17	\$583.31	(\$16.86)	\$1,000.00
63200-000 - Telephone/Beeper/Answering	\$95.45	\$110.00	\$14.55	\$573.72	\$770.00	\$196.28	\$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	\$100.00	\$0.00	(\$100.00)	\$420.11	\$0.00	(\$420.11)	\$0.00
63250-001 - Lien Fees	\$181.00	\$0.00	(\$181.00)	\$181.00	\$0.00	(\$181.00)	\$0.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$3,498.50	\$659.58	(\$2,838.92)	\$14,891.11	\$4,617.06	(\$10,274.05)	\$7,915.00
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$79.99	\$516.67	\$436.68	\$79.99	\$3,616.69	\$3,536.70	\$6,200.00
<u>Total INSURANCE</u>	\$79.99	\$516.67	\$436.68	\$79.99	\$3,616.69	\$3,536.70	\$6,200.00

Harborview Homeowners Association
Budget Comparison Report
7/1/2020 - 7/31/2020

	7/1/2020 - 7/31/2020		1/1/2020 - 7/31/2020				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
MANAGEMENT FEE							
73010-000 - Management Fee Expense	\$0.00	\$1,240.00	\$1,240.00	\$4,960.00	\$8,680.00	\$3,720.00	\$14,880.00
Total MANAGEMENT FEE	\$0.00	\$1,240.00	\$1,240.00	\$4,960.00	\$8,680.00	\$3,720.00	\$14,880.00
REPAIRS AND MAINTENANCE							
61140-000 - Pool Repair & Supplies	\$799.98	\$191.67	(\$608.31)	\$855.45	\$1,341.69	\$486.24	\$2,300.00
61145-000 - Pool Service Contract	\$0.00	\$783.33	\$783.33	\$3,200.00	\$5,483.31	\$2,283.31	\$9,400.00
61950-000 - Clubhouse Maintenance - Playground	\$0.00	\$66.67	\$66.67	\$0.00	\$466.69	\$466.69	\$800.00
Total REPAIRS AND MAINTENANCE	\$799.98	\$1,041.67	\$241.69	\$4,055.45	\$7,291.69	\$3,236.24	\$12,500.00
RESERVE EXPENSES							
96598-000 - Reserve Transfer To/From	\$0.00	\$500.00	\$500.00	\$6,000.00	\$3,500.00	(\$2,500.00)	\$6,000.00
Total RESERVE EXPENSES	\$0.00	\$500.00	\$500.00	\$6,000.00	\$3,500.00	(\$2,500.00)	\$6,000.00
SERVICES							
62020-000 - Lawn/Plant Care	\$500.00	\$1,166.67	\$666.67	\$8,775.00	\$8,166.69	(\$608.31)	\$14,000.00
62023-000 - HOA - Grounds Maintenance	\$24.20	\$291.67	\$267.47	\$1,567.58	\$2,041.69	\$474.11	\$3,500.00
62026-001 - Irrigation Backflow Expense	\$0.00	\$20.83	\$20.83	\$0.00	\$145.81	\$145.81	\$250.00
62027-000 - Chemical Application Expense	\$0.00	\$299.67	\$299.67	\$1,528.80	\$2,097.69	\$568.89	\$3,596.00
62028-000 - Sprinkler Repairs	\$0.00	\$91.67	\$91.67	\$260.00	\$641.69	\$381.69	\$1,100.00
62029-000 - Tree/Shrub Expense	\$0.00	\$83.33	\$83.33	\$0.00	\$583.31	\$583.31	\$1,000.00
62041-000 - Building Entry/Monitoring	\$0.00	\$0.00	\$0.00	\$1,352.75	\$0.00	(\$1,352.75)	\$0.00
62080-000 - Pest Control	\$500.00	\$0.00	(\$500.00)	\$500.00	\$0.00	(\$500.00)	\$0.00
Total SERVICES	\$1,024.20	\$1,953.84	\$929.64	\$13,984.13	\$13,676.88	(\$307.25)	\$23,446.00
TAXES							
63015-000 - Tax Return Preparation/Audit	\$0.00	\$20.83	\$20.83	\$0.00	\$145.81	\$145.81	\$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	\$145.81	(\$62.19)	\$250.00
UTILITIES							
67110-000 - Electricity	\$1,965.66	\$679.17	(\$1,286.49)	\$3,596.43	\$4,754.19	\$1,157.76	\$8,150.00
67310-000 - Water & Sewer	\$1,217.91	\$401.67	(\$816.24)	\$2,398.68	\$2,811.69	\$413.01	\$4,820.00
Total UTILITIES	\$3,183.57	\$1,080.84	(\$2,102.73)	\$5,995.11	\$7,565.88	\$1,570.77	\$12,970.00
Total Expense	\$8,586.24	\$7,013.43	(\$1,572.81)	\$53,773.79	\$49,094.01	(\$4,679.78)	\$84,161.00
Operating Net Income	(\$5,523.20)	\$27.82	(\$5,551.02)	\$54,422.17	\$194.74	\$54,227.43	\$334.00