

Harborview Homeowners Association, Inc.
Balance Sheet Cash Basis
Period Through: 7/31/2021

Assets

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$19,981.41
11202-000 - Money Market Account - AAB	<u>\$38,109.35</u>
Cash-Operating Total	<u>\$58,090.76</u>

Assets Total **\$58,090.76**

Liabilities and Equity

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

Net Income \$11,605.58

Liabilities & Equity Total **\$58,090.76**

Harborview Homeowners Association, Inc.

Budget Comparison Report

7/1/2021 - 7/31/2021

7/1/2021 - 7/31/2021

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
MAIN REVENUE							
50020-000 - Association Dues	\$1,360.08	\$0.00	\$1,360.08	\$76,410.63	\$88,425.00	(\$12,014.37)	\$88,425.00
Total MAIN REVENUE	\$1,360.08	\$0.00	\$1,360.08	\$76,410.63	\$88,425.00	(\$12,014.37)	\$88,425.00
OTHER REVENUE							
57100-000 - Late Fees	\$34.87	\$0.00	\$34.87	\$462.25	\$0.00	\$462.25	\$0.00
57105-000 - Legal Expense Reimbursement	\$0.00	\$0.00	\$0.00	\$2,361.24	\$0.00	\$2,361.24	\$0.00
57150-000 - NSF Check Fee Reimbursement	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	\$10.00	\$0.00
58100-000 - Interest Income	\$3.92	\$0.00	\$3.92	\$30.40	\$0.00	\$30.40	\$0.00
Total OTHER REVENUE	\$38.79	\$0.00	\$38.79	\$2,863.89	\$0.00	\$2,863.89	\$0.00
Total Income	\$1,398.87	\$0.00	\$1,398.87	\$79,274.52	\$88,425.00	(\$9,150.48)	\$88,425.00
Expense							
CAPITAL IMPROVEMENTS							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$0.00	\$288.75	\$288.75	\$495.00
Total CAPITAL IMPROVEMENTS	\$0.00	\$41.25	\$41.25	\$0.00	\$288.75	\$288.75	\$495.00
GENERAL AND ADMINISTRATIVE							
61106-004 - Meeting Expenses	\$0.00	\$33.33	\$33.33	\$0.00	\$233.31	\$233.31	\$400.00
63050-000 - Bank Charges	\$0.00	\$0.00	\$0.00	\$30.00	\$0.00	(\$30.00)	\$0.00
63110-000 - Legal Expense	\$0.00	\$500.00	\$500.00	\$22,527.15	\$3,500.00	(\$19,027.15)	\$6,000.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$200.00	\$200.00	\$0.00	\$350.00	\$350.00	\$350.00
63170-000 - Postage	\$0.00	\$83.33	\$83.33	\$326.58	\$583.31	\$256.73	\$1,000.00
63170-005 - Postage (CID)	\$0.00	\$83.33	\$83.33	\$0.00	\$583.31	\$583.31	\$1,000.00
63180-000 - Printing & Copy Expense	\$0.00	\$0.00	\$0.00	\$246.95	\$0.00	(\$246.95)	\$0.00
63200-000 - Telephone/Beeper/Answering	\$98.52	\$108.33	\$9.81	\$687.22	\$758.31	\$71.09	\$1,300.00
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	\$0.00	\$0.00	\$138.44	\$0.00	(\$138.44)	\$0.00
63250-001 - Lien Fees	\$2,353.00	\$0.00	(\$2,353.00)	\$2,384.00	\$0.00	(\$2,384.00)	\$0.00
Total GENERAL AND ADMINISTRATIVE	\$2,451.52	\$1,008.32	(\$1,443.20)	\$26,835.34	\$6,008.24	(\$20,827.10)	\$10,050.00
INSURANCE							
72010-000 - Insurance Expense	\$0.00	\$466.67	\$466.67	\$936.79	\$3,266.69	\$2,329.90	\$5,600.00
Total INSURANCE	\$0.00	\$466.67	\$466.67	\$936.79	\$3,266.69	\$2,329.90	\$5,600.00

Harborview Homeowners Association, Inc.
Budget Comparison Report
7/1/2021 - 7/31/2021

	7/1/2021 - 7/31/2021		1/1/2021 - 7/31/2021				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>MANAGEMENT FEE</u>							
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$4,725.00	\$4,725.00	\$0.00	\$8,100.00
Total MANAGEMENT FEE	\$675.00	\$675.00	\$0.00	\$4,725.00	\$4,725.00	\$0.00	\$8,100.00
<u>REPAIRS AND MAINTENANCE</u>							
61140-000 - Pool Repair & Supplies	\$0.00	\$0.00	\$0.00	\$1,008.51	\$0.00	(\$1,008.51)	\$0.00
61140-001 - Pool Security Line	\$0.00	\$100.00	\$100.00	\$0.00	\$200.00	\$200.00	\$500.00
61145-000 - Pool Service Contract	\$3,200.00	\$1,600.00	(\$1,600.00)	\$6,400.00	\$4,800.00	(\$1,600.00)	\$9,600.00
61185-000 - Gates and Controlled Access	\$0.00	\$0.00	\$0.00	\$271.93	\$0.00	(\$271.93)	\$0.00
61950-000 - Clubhouse Maintenance - Playground	\$0.00	\$150.00	\$150.00	\$0.00	\$1,050.00	\$1,050.00	\$1,800.00
Total REPAIRS AND MAINTENANCE	\$3,200.00	\$1,850.00	(\$1,350.00)	\$7,680.44	\$6,050.00	(\$1,630.44)	\$11,900.00
<u>RESERVE EXPENSES</u>							
96598-000 - Reserve Transfer To/From	\$0.00	\$833.33	\$833.33	\$0.00	\$5,833.31	\$5,833.31	\$10,000.00
Total RESERVE EXPENSES	\$0.00	\$833.33	\$833.33	\$0.00	\$5,833.31	\$5,833.31	\$10,000.00
<u>SERVICES</u>							
62020-000 - Lawn/Plant Care	\$6,915.00	\$2,975.00	(\$3,940.00)	\$17,660.00	\$11,900.00	(\$5,760.00)	\$23,800.00
62025-000 - Landscaping Expense	\$0.00	\$0.00	\$0.00	\$495.00	\$0.00	(\$495.00)	\$0.00
62026-000 - Sprinkler System Contract	\$0.00	\$0.00	\$0.00	\$382.00	\$0.00	(\$382.00)	\$735.00
62027-000 - Chemical Application Expense	\$1,797.60	\$0.00	(\$1,797.60)	\$3,740.20	\$0.00	(\$3,740.20)	\$3,864.00
62029-000 - Tree/Shrub Expense	\$0.00	\$83.33	\$83.33	\$0.00	\$583.31	\$583.31	\$1,000.00
62080-000 - Pest Control	\$89.00	\$22.92	(\$66.08)	\$89.00	\$160.44	\$71.44	\$275.00
Total SERVICES	\$8,801.60	\$3,081.25	(\$5,720.35)	\$22,366.20	\$12,643.75	(\$9,722.45)	\$29,674.00
<u>TAXES</u>							
63015-000 - Tax Return Preparation/Audit	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00	\$250.00
71100-000 - Income Tax Expense - Federal	\$0.00	\$0.00	\$0.00	\$54.00	\$0.00	(\$54.00)	\$0.00
71200-000 - Income Tax Expense - State	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	(\$10.00)	\$0.00
Total TAXES	\$0.00	\$0.00	\$0.00	\$64.00	\$250.00	\$186.00	\$250.00
<u>UTILITIES</u>							
67110-000 - Electricity	\$1,003.03	\$625.00	(\$378.03)	\$4,156.68	\$4,375.00	\$218.32	\$7,500.00
67310-000 - Water & Sewer	\$282.41	\$401.67	\$119.26	\$904.49	\$2,811.69	\$1,907.20	\$4,820.00
Total UTILITIES	\$1,285.44	\$1,026.67	(\$258.77)	\$5,061.17	\$7,186.69	\$2,125.52	\$12,320.00
Total Expense	\$16,413.56	\$8,982.49	(\$7,431.07)	\$67,668.94	\$46,252.43	(\$21,416.51)	\$88,389.00