

**Harborview Homeowners Association**  
**Balance Sheet Cash Basis**  
**Period Through: 6/30/2020**

**Assets**

Cash-Operating

11100-000 - Cash Operating Account - AAB

\$9,518.89

11202-000 - Money Market Account - AAB

\$90,046.98

Cash-Operating Total

\$99,565.87

Assets Total

\$99,565.87

**Liabilities and Equity**

Capital

45110-000 - Prior Years Retained Earnings

\$39,620.50

Capital Total

\$39,620.50

Net Income

\$59,945.37

Liabilities & Equity Total

\$99,565.87

**Harborview Homeowners Association**  
**Income Statement**  
**6/1/2020 - 6/30/2020**

	6/1/2020 - 6/30/2020	Year To Date
<b>Income</b>		
<u>MAIN REVENUE</u>		
50020-000 - Association Dues	\$4,956.75	\$97,608.66
<u>Total MAIN REVENUE</u>	\$4,956.75	\$97,608.66
<u>OTHER REVENUE</u>		
57100-000 - Late Fees	\$62.10	\$609.91
57105-000 - Legal Expense Reimbursement	\$0.00	\$606.00
58100-000 - Interest Income	\$11.56	\$55.00
58110-000 - Reserve Interest	\$0.00	\$253.35
58111-000 - Reserve Transfer To/From	\$0.00	\$6,000.00
<u>Total OTHER REVENUE</u>	\$73.66	\$7,524.26
<i>Total Income</i>	\$5,030.41	\$105,132.92
<b>Expense</b>		
<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>		
63050-000 - Bank Charges	\$10.00	\$170.00
63110-000 - Legal Expense	\$1,350.00	\$7,756.87
63170-000 - Postage	\$228.00	\$796.88
63180-000 - Printing & Copy Expense	\$65.12	\$536.62
63200-000 - Telephone/Beeper/Answering	\$95.45	\$478.27
63226-000 - Website Creation/Maintenance	\$804.85	\$1,299.85
63250-000 - Misc. General Administrative	\$0.51	\$320.11
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$2,553.93	\$11,358.60
<u>MANAGEMENT FEE</u>		
73010-000 - Management Fee Expense	\$0.00	\$4,960.00
<u>Total MANAGEMENT FEE</u>	\$0.00	\$4,960.00
<u>REPAIRS AND MAINTENANCE</u>		
61106-004 - Activities - Social Committee	\$34.01	\$34.01
61140-000 - Pool Repair & Supplies	\$0.00	\$55.47
61145-000 - Pool Service Contract	\$0.00	\$3,200.00
<u>Total REPAIRS AND MAINTENANCE</u>	\$34.01	\$3,289.48
<u>RESERVE EXPENSES</u>		
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	\$2,775.00	\$8,275.00
62023-000 - HOA - Grounds Maintenance	\$0.00	\$1,543.38

**Harborview Homeowners Association**  
**Income Statement**  
**6/1/2020 - 6/30/2020**

	6/1/2020 - 6/30/2020	Year To Date
62027-000 - Chemical Application Expense	\$1,528.80	\$1,528.80
62028-000 - Sprinkler Repairs	\$260.00	\$260.00
62041-000 - Building Entry/Monitoring	\$0.00	\$1,352.75
<u>Total SERVICES</u>	\$4,563.80	\$12,959.93
 <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	\$397.78	\$1,630.77
67310-000 - Water & Sewer	\$360.30	\$1,180.77
<u>Total UTILITIES</u>	\$758.08	\$2,811.54
 <i>Total Expense</i>	 \$7,909.82	 \$45,187.55
 Operating Net Income	 (\$2,879.41)	 \$59,945.37
 Net Income	 (\$2,879.41)	 \$59,945.37

**Harborview Homeowners Association**  
**Budget Comparison Report**  
**6/1/2020 - 6/30/2020**

	6/1/2020 - 6/30/2020		1/1/2020 - 6/30/2020				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$4,956.75	\$7,041.25	(\$2,084.50)	\$97,608.66	\$42,247.50	\$55,361.16	\$84,495.00
<u>Total MAIN REVENUE</u>	\$4,956.75	\$7,041.25	(\$2,084.50)	\$97,608.66	\$42,247.50	\$55,361.16	\$84,495.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$62.10	\$0.00	\$62.10	\$609.91	\$0.00	\$609.91	\$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	\$11.56	\$0.00	\$11.56	\$55.00	\$0.00	\$55.00	\$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>	\$73.66	\$0.00	\$73.66	\$7,524.26	\$0.00	\$7,524.26	\$0.00
<b>Total Income</b>	\$5,030.41	\$7,041.25	(\$2,010.84)	\$105,132.92	\$42,247.50	\$62,885.42	\$84,495.00
<b>Expense</b>							
<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>							
63015-000 - Tax Return Preparation/Audit	\$0.00	\$20.83	\$20.83	\$0.00	\$124.98	\$124.98	\$250.00
63050-000 - Bank Charges	\$10.00	\$25.00	\$15.00	\$170.00	\$150.00	(\$20.00)	\$300.00
63110-000 - Legal Expense	\$1,350.00	\$291.67	(\$1,058.33)	\$7,756.87	\$1,750.02	(\$6,006.85)	\$3,500.00
63120-000 - License, Taxes, Reg Fees	\$0.00	\$32.92	\$32.92	\$0.00	\$197.52	\$197.52	\$395.00
63170-000 - Postage	\$228.00	\$83.33	(\$144.67)	\$796.88	\$499.98	(\$296.90)	\$1,000.00
63180-000 - Printing & Copy Expense	\$65.12	\$83.33	\$18.21	\$536.62	\$499.98	(\$36.64)	\$1,000.00
63200-000 - Telephone/Beeper/Answering	\$95.45	\$110.00	\$14.55	\$478.27	\$660.00	\$181.73	\$1,320.00
63226-000 - Website Creation/Maintenance	\$804.85	\$0.00	(\$804.85)	\$1,299.85	\$0.00	(\$1,299.85)	\$0.00
63250-000 - Misc. General Administrative	\$0.51	\$0.00	(\$0.51)	\$320.11	\$0.00	(\$320.11)	\$0.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$2,553.93	\$647.08	(\$1,906.85)	\$11,358.60	\$3,882.48	(\$7,476.12)	\$7,765.00
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$0.00	\$516.67	\$516.67	\$0.00	\$3,100.02	\$3,100.02	\$6,200.00
<u>Total INSURANCE</u>	\$0.00	\$516.67	\$516.67	\$0.00	\$3,100.02	\$3,100.02	\$6,200.00
<u>MANAGEMENT FEE</u>							

**Harborview Homeowners Association  
Budget Comparison Report  
6/1/2020 - 6/30/2020**

	6/1/2020 - 6/30/2020		1/1/2020 - 6/30/2020				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
73010-000 - Management Fee Expense	\$0.00	\$1,240.00	\$1,240.00	\$4,960.00	\$7,440.00	\$2,480.00	\$14,880.00
<u>Total MANAGEMENT FEE</u>	\$0.00	\$1,240.00	\$1,240.00	\$4,960.00	\$7,440.00	\$2,480.00	\$14,880.00
<u>REPAIRS AND MAINTENANCE</u>							
61106-004 - Activities - Social Committee	\$34.01	\$33.33	(\$0.68)	\$34.01	\$199.98	\$165.97	\$400.00
61140-000 - Pool Repair & Supplies	\$0.00	\$191.67	\$191.67	\$55.47	\$1,150.02	\$1,094.55	\$2,300.00
61145-000 - Pool Service Contract	\$0.00	\$783.33	\$783.33	\$3,200.00	\$4,699.98	\$1,499.98	\$9,400.00
61950-000 - Clubhouse Maintenance	\$0.00	\$66.67	\$66.67	\$0.00	\$400.02	\$400.02	\$800.00
<u>Total REPAIRS AND MAINTENANCE</u>	\$34.01	\$1,075.00	\$1,040.99	\$3,289.48	\$6,450.00	\$3,160.52	\$12,900.00
<u>RESERVE EXPENSES</u>							
96598-000 - Reserve Transfer To/From	\$0.00	\$500.00	\$500.00	\$6,000.00	\$3,000.00	(\$3,000.00)	\$6,000.00
<u>Total RESERVE EXPENSES</u>	\$0.00	\$500.00	\$500.00	\$6,000.00	\$3,000.00	(\$3,000.00)	\$6,000.00
<u>SERVICES</u>							
62020-000 - Lawn/Plant Care	\$2,775.00	\$1,220.83	(\$1,554.17)	\$8,275.00	\$7,324.98	(\$950.02)	\$14,650.00
62023-000 - HOA - Grounds Maintenance	\$0.00	\$291.67	\$291.67	\$1,543.38	\$1,750.02	\$206.64	\$3,500.00
62026-001 - Irrigation Backflow Expense	\$0.00	\$20.83	\$20.83	\$0.00	\$124.98	\$124.98	\$250.00
62027-000 - Chemical Application Expense	\$1,528.80	\$299.67	(\$1,229.13)	\$1,528.80	\$1,798.02	\$269.22	\$3,596.00
62028-000 - Sprinkler Repairs	\$260.00	\$37.50	(\$222.50)	\$260.00	\$225.00	(\$35.00)	\$450.00
62029-000 - Tree/Shrub Expense	\$0.00	\$83.33	\$83.33	\$0.00	\$499.98	\$499.98	\$1,000.00
62041-000 - Building Entry/Monitoring	\$0.00	\$0.00	\$0.00	\$1,352.75	\$0.00	(\$1,352.75)	\$0.00
<u>Total SERVICES</u>	\$4,563.80	\$1,953.83	(\$2,609.97)	\$12,959.93	\$11,722.98	(\$1,236.95)	\$23,446.00
<u>TAXES</u>							
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
<u>Total TAXES</u>	\$0.00	\$0.00	\$0.00	\$208.00	\$0.00	(\$208.00)	\$0.00
<u>UTILITIES</u>							
67110-000 - Electricity	\$397.78	\$679.17	\$281.39	\$1,630.77	\$4,075.02	\$2,444.25	\$8,150.00
67310-000 - Water & Sewer	\$360.30	\$401.67	\$41.37	\$1,180.77	\$2,410.02	\$1,229.25	\$4,820.00
<u>Total UTILITIES</u>	\$758.08	\$1,080.84	\$322.76	\$2,811.54	\$6,485.04	\$3,673.50	\$12,970.00
<u>Total Expense</u>	\$7,909.82	\$7,013.42	(\$896.40)	\$45,187.55	\$42,080.52	(\$3,107.03)	\$84,161.00
Operating Net Income	(\$2,879.41)	\$27.83	(\$2,907.24)	\$59,945.37	\$166.98	\$59,778.39	\$334.00
Net Income	(\$2,879.41)	\$27.83	(\$2,907.24)	\$59,945.37	\$166.98	\$59,778.39	\$334.00