

Harborview Homeowners Association, Inc.
Balance Sheet Cash Basis
Period Through: 6/30/2021

Assets

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$34,999.33
11202-000 - Money Market Account - AAB	<u>\$38,106.12</u>
Cash-Operating Total	<u>\$73,105.45</u>

Assets Total	<u>\$73,105.45</u>
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Liabilities and Equity

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

Net Income	\$26,620.27
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Liabilities & Equity Total	<u>\$73,105.45</u>
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Harborview Homeowners Association, Inc.
Budget Comparison Report
6/1/2021 - 6/30/2021

6/1/2021 - 6/30/2021

6/1/2021 - 6/30/2021

	6/1/2021 - 6/30/2021		6/1/2021 - 6/30/2021		Actual	Budget	Variance	Budget	Variance	Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income										
MAIN REVENUE										
50020-000 - Association Dues	\$4,787.16	\$0.00	\$4,787.16	\$75,050.55	\$88,425.00	(\$13,374.45)	\$75,050.55	\$88,425.00	(\$13,374.45)	\$88,425.00
Total MAIN REVENUE	\$4,787.16	\$0.00	\$4,787.16	\$75,050.55	\$88,425.00	(\$13,374.45)	\$75,050.55	\$88,425.00	(\$13,374.45)	\$88,425.00
OTHER REVENUE										
57100-000 - Late Fees	\$95.09	\$0.00	\$95.09	\$427.38	\$0.00	\$427.38	\$427.38	\$0.00	\$427.38	\$0.00
57105-000 - Legal Expense Reimbursement	\$0.00	\$0.00	\$0.00	\$2,361.24	\$0.00	\$2,361.24	\$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	\$10.00	\$0.00	\$10.00	\$0.00
58100-000 - Interest Income	\$3.94	\$0.00	\$3.94	\$26.48	\$0.00	\$26.48	\$26.48	\$0.00	\$26.48	\$0.00
Total OTHER REVENUE	\$99.03	\$0.00	\$99.03	\$2,825.10	\$0.00	\$2,825.10	\$2,825.10	\$0.00	\$2,825.10	\$0.00
Total Income	\$4,886.19	\$0.00	\$4,886.19	\$77,875.65	\$88,425.00	(\$10,549.35)	\$77,875.65	\$88,425.00	(\$10,549.35)	\$88,425.00
Expense										
CAPITAL IMPROVEMENTS										
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$0.00	\$247.50	\$247.50	\$0.00	\$247.50	\$247.50	\$495.00
Total CAPITAL IMPROVEMENTS	\$0.00	\$41.25	\$41.25	\$0.00	\$247.50	\$247.50	\$0.00	\$247.50	\$247.50	\$495.00
GENERAL AND ADMINISTRATIVE										
61106-004 - Meeting Expenses	\$0.00	\$33.33	\$33.33	\$0.00	\$199.98	\$199.98	\$0.00	\$199.98	\$199.98	\$400.00
63050-000 - Bank Charges	\$0.00	\$0.00	\$0.00	\$30.00	\$0.00	(\$30.00)	\$30.00	\$0.00	(\$30.00)	\$0.00
63110-000 - Legal Expense	\$760.00	\$500.00	(\$260.00)	\$22,527.15	\$3,000.00	(\$19,527.15)	\$22,527.15	\$3,000.00	(\$19,527.15)	\$6,000.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00	\$150.00	\$0.00	\$150.00	\$150.00	\$350.00
63170-000 - Postage	\$239.25	\$83.33	(\$155.92)	\$326.58	\$499.98	\$173.40	\$326.58	\$499.98	\$173.40	\$1,000.00
63170-005 - Postage (CID)	\$0.00	\$83.33	\$83.33	\$0.00	\$499.98	\$499.98	\$0.00	\$499.98	\$499.98	\$1,000.00
63180-000 - Printing & Copy Expense	\$126.30	\$0.00	(\$126.30)	\$246.95	\$0.00	(\$246.95)	\$246.95	\$0.00	(\$246.95)	\$0.00
63200-000 - Telephone/Beeper/Answering	\$98.52	\$108.33	\$9.81	\$588.70	\$649.98	\$61.28	\$588.70	\$649.98	\$61.28	\$1,300.00
63226-000 - Website Creation/Maintenance	\$0.00	\$0.00	\$0.00	\$495.00	\$0.00	(\$495.00)	\$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)	\$138.44	\$0.00	(\$138.44)	\$0.00
63250-001 - Lien Fees	\$0.00	\$0.00	\$0.00	\$31.00	\$0.00	(\$31.00)	\$31.00	\$0.00	(\$31.00)	\$0.00
Total GENERAL AND ADMINISTRATIVE	\$1,224.07	\$808.32	(\$415.75)	\$24,383.82	\$4,999.92	(\$19,383.90)	\$24,383.82	\$4,999.92	(\$19,383.90)	\$10,050.00
INSURANCE										
72010-000 - Insurance Expense	\$936.79	\$466.67	(\$470.12)	\$936.79	\$2,800.02	\$1,863.23	\$936.79	\$2,800.02	\$1,863.23	\$5,600.00
Total INSURANCE	\$936.79	\$466.67	(\$470.12)	\$936.79	\$2,800.02	\$1,863.23	\$936.79	\$2,800.02	\$1,863.23	\$5,600.00

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Budget Comparison Report
6/1/2021 - 6/30/2021

	6/1/2021 - 6/30/2021		1/1/2021 - 6/30/2021				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>MANAGEMENT FEE</u>							
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$4,050.00	\$4,050.00	\$0.00	\$8,100.00
<u>Total MANAGEMENT FEE</u>	\$675.00	\$675.00	\$0.00	\$4,050.00	\$4,050.00	\$0.00	\$8,100.00
<u>REPAIRS AND MAINTENANCE</u>							
61140-000 - Pool Repair & Supplies	\$508.51	\$0.00	(\$508.51)	\$1,008.51	\$0.00	(\$1,008.51)	\$0.00
61140-001 - Pool Security Line	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$100.00	\$500.00
61145-000 - Pool Service Contract	\$0.00	\$1,600.00	\$1,600.00	\$3,200.00	\$3,200.00	\$0.00	\$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	\$900.00	\$900.00	\$1,800.00
<u>Total REPAIRS AND MAINTENANCE</u>	\$508.51	\$1,850.00	\$1,341.49	\$4,480.44	\$4,200.00	(\$280.44)	\$11,900.00
<u>RESERVE EXPENSES</u>							
96598-000 - Reserve Transfer To/From	\$0.00	\$833.33	\$833.33	\$0.00	\$4,999.98	\$4,999.98	\$10,000.00
<u>Total RESERVE EXPENSES</u>	\$0.00	\$833.33	\$833.33	\$0.00	\$4,999.98	\$4,999.98	\$10,000.00
<u>SERVICES</u>							
62020-000 - Lawn/Plant Care	\$3,665.00	\$2,975.00	(\$690.00)	\$10,745.00	\$8,925.00	(\$1,820.00)	\$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	\$382.00	\$0.00	(\$382.00)	\$382.00	\$0.00	(\$382.00)	\$735.00
62027-000 - Chemical Application Expense	\$413.80	\$0.00	(\$413.80)	\$1,942.60	\$0.00	(\$1,942.60)	\$3,864.00
62029-000 - Tree/Shrub Expense	\$0.00	\$83.33	\$83.33	\$0.00	\$499.98	\$499.98	\$1,000.00
62080-000 - Pest Control	\$0.00	\$22.92	\$22.92	\$0.00	\$137.52	\$137.52	\$275.00
<u>Total SERVICES</u>	\$4,460.80	\$3,081.25	(\$1,379.55)	\$13,564.60	\$9,562.50	(\$4,002.10)	\$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
<u>Total TAXES</u>	\$0.00	\$0.00	\$0.00	\$64.00	\$250.00	\$186.00	\$250.00
<u>UTILITIES</u>							
67110-000 - Electricity	\$735.18	\$625.00	(\$110.18)	\$3,153.65	\$3,750.00	\$596.35	\$7,500.00
67310-000 - Water & Sewer	\$155.73	\$401.67	\$245.94	\$622.08	\$2,410.02	\$1,787.94	\$4,820.00
<u>Total UTILITIES</u>	\$890.91	\$1,026.67	\$135.76	\$3,775.73	\$6,160.02	\$2,384.29	\$12,320.00
<u>Total Expense</u>	\$8,696.08	\$8,782.49	\$86.41	\$51,255.38	\$37,269.94	(\$13,985.44)	\$88,389.00

Operating Net Income