

Harborview Homeowners Association, Inc.
Balance Sheet Cash Basis
Period Through: 5/31/2021

Assets

Cash-Operating

11100-000 - Cash Operating Account - AAB	\$38,812.35
11202-000 - Money Market Account - AAB	\$38,102.99
Cash-Operating Total	<u>\$76,915.34</u>

Assets Total

\$76,915.34

Liabilities and Equity

Capital

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

Net Income

\$30,430.16

Liabilities & Equity Total

\$76,915.34

Harborview Homeowners Association, Inc.
Budget Comparison Report
5/1/2021 - 5/31/2021

	5/1/2021 - 5/31/2021		1/1/2021 - 5/31/2021				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
MAIN REVENUE							
50020-000 - Association Dues	\$1,591.09	\$0.00	\$1,591.09	\$70,263.39	\$88,425.00	(\$18,161.61)	\$88,425.00
Total MAIN REVENUE	\$1,591.09	\$0.00	\$1,591.09	\$70,263.39	\$88,425.00	(\$18,161.61)	\$88,425.00
OTHER REVENUE							
57100-000 - Late Fees	\$20.50	\$0.00	\$20.50	\$332.29	\$0.00	\$332.29	\$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	\$4.24	\$0.00	\$4.24	\$22.54	\$0.00	\$22.54	\$0.00
Total OTHER REVENUE	\$24.74	\$0.00	\$24.74	\$2,726.07	\$0.00	\$2,726.07	\$0.00
Total Income	\$1,615.83	\$0.00	\$1,615.83	\$72,989.46	\$88,425.00	(\$15,435.54)	\$88,425.00
Expense							
CAPITAL IMPROVEMENTS							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$0.00	\$206.25	\$206.25	\$495.00
Total CAPITAL IMPROVEMENTS	\$0.00	\$41.25	\$41.25	\$0.00	\$206.25	\$206.25	\$495.00
GENERAL AND ADMINISTRATIVE							
61106-004 - Meeting Expenses	\$0.00	\$33.33	\$33.33	\$0.00	\$166.65	\$166.65	\$400.00
63050-000 - Bank Charges	\$0.00	\$0.00	\$0.00	\$30.00	\$0.00	(\$30.00)	\$0.00
63110-000 - Legal Expense	\$3,556.50	\$500.00	(\$3,056.50)	\$21,767.15	\$2,500.00	(\$19,267.15)	\$6,000.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00	\$150.00	\$350.00
63170-000 - Postage	\$45.50	\$83.33	\$37.83	\$87.33	\$416.65	\$329.32	\$1,000.00
63170-005 - Postage (CID)	\$0.00	\$83.33	\$83.33	\$0.00	\$416.65	\$416.65	\$1,000.00
63180-000 - Printing & Copy Expense	\$45.50	\$0.00	(\$45.50)	\$120.65	\$0.00	(\$120.65)	\$0.00
63200-000 - Telephone/Beeper/Answering	\$98.52	\$108.33	\$9.81	\$490.18	\$541.65	\$51.47	\$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	\$98.63	\$0.00	(\$98.63)	\$138.44	\$0.00	(\$138.44)	\$0.00
63250-001 - Lien Fees	\$0.00	\$0.00	\$0.00	\$31.00	\$0.00	(\$31.00)	\$0.00
Total GENERAL AND ADMINISTRATIVE	\$3,844.65	\$808.32	(\$3,036.33)	\$23,159.75	\$4,191.60	(\$18,968.15)	\$10,050.00
INSURANCE							
72010-000 - Insurance Expense	\$0.00	\$466.67	\$466.67	\$0.00	\$2,333.35	\$2,333.35	\$5,600.00
Total INSURANCE	\$0.00	\$466.67	\$466.67	\$0.00	\$2,333.35	\$2,333.35	\$5,600.00

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Budget Comparison Report
5/1/2021 - 5/31/2021

	5/1/2021 - 5/31/2021		1/1/2021 - 5/31/2021				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
MANAGEMENT FEE							
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$3,375.00	\$3,375.00	\$0.00	\$8,100.00
Total MANAGEMENT FEE	\$675.00	\$675.00	\$0.00	\$3,375.00	\$3,375.00	\$0.00	\$8,100.00
REPAIRS AND MAINTENANCE							
61140-000 - Pool Repair & Supplies	\$500.00	\$0.00	(\$500.00)	\$500.00	\$0.00	(\$500.00)	\$0.00
61140-001 - Pool Security Line	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
61145-000 - Pool Service Contract	\$0.00	\$1,600.00	\$1,600.00	\$3,200.00	\$1,600.00	(\$1,600.00)	\$9,600.00
61185-000 - Gates and Controlled Access	\$271.93	\$0.00	(\$271.93)	\$271.93	\$0.00	(\$271.93)	\$0.00
61950-000 - Clubhouse Maintenance - Playground	\$0.00	\$150.00	\$150.00	\$0.00	\$750.00	\$750.00	\$1,800.00
Total REPAIRS AND MAINTENANCE	\$771.93	\$1,750.00	\$978.07	\$3,971.93	\$2,350.00	(\$1,621.93)	\$11,900.00
RESERVE EXPENSES							
96598-000 - Reserve Transfer To/From	\$0.00	\$833.33	\$833.33	\$0.00	\$4,166.65	\$4,166.65	\$10,000.00
Total RESERVE EXPENSES	\$0.00	\$833.33	\$833.33	\$0.00	\$4,166.65	\$4,166.65	\$10,000.00
SERVICES							
62020-000 - Lawn/Plant Care	\$4,580.00	\$2,975.00	(\$1,605.00)	\$7,080.00	\$5,950.00	(\$1,130.00)	\$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	\$0.00	\$0.00	\$0.00	\$735.00
62027-000 - Chemical Application Expense	\$1,260.00	\$0.00	(\$1,260.00)	\$1,528.80	\$0.00	(\$1,528.80)	\$3,864.00
62029-000 - Tree/Shrub Expense	\$0.00	\$83.33	\$83.33	\$0.00	\$416.65	\$416.65	\$1,000.00
62080-000 - Pest Control	\$0.00	\$22.92	\$22.92	\$0.00	\$114.60	\$114.60	\$275.00
Total SERVICES	\$5,840.00	\$3,081.25	(\$2,758.75)	\$9,103.80	\$6,481.25	(\$2,622.55)	\$29,674.00
TAXES							
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
UTILITIES							
67110-000 - Electricity	\$577.68	\$625.00	\$47.32	\$2,418.47	\$3,125.00	\$706.53	\$7,500.00
67310-000 - Water & Sewer	\$415.92	\$401.67	(\$14.25)	\$466.35	\$2,008.35	\$1,542.00	\$4,820.00
Total UTILITIES	\$993.60	\$1,026.67	\$33.07	\$2,884.82	\$5,133.35	\$2,248.53	\$12,320.00
Total Expense	\$12,125.18	\$8,682.49	(\$3,442.69)	\$42,559.30	\$28,487.45	(\$14,071.85)	\$88,389.00
Operating Net Income	(\$10,509.35)	(\$8,682.49)	(\$1,826.86)				