

**Harborview Homeowners Association  
Balance Sheet Cash Basis  
Period Through: 9/30/2020**

**Assets**

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$858.68
11202-000 - Money Market Account - AAB	<u>\$54,076.26</u>
Cash-Operating Total	<u>\$54,934.94</u>

Assets Total \$54,934.94

**Liabilities and Equity**

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

Net Income \$15,314.44

Liabilities & Equity Total \$54,934.94

**Harborview Homeowners Association**  
**Income Statement**  
**9/1/2020 - 9/30/2020**

	9/1/2020 - 9/30/2020	Year To Date
<b>Income</b>		
<u>MAIN REVENUE</u>		
50020-000 - Association Dues	(\$7.13)	\$101,468.97
<u>Total MAIN REVENUE</u>	(\$7.13)	\$101,468.97
<u>OTHER REVENUE</u>		
57100-000 - Late Fees	\$0.00	\$661.32
57105-000 - Legal Expense Reimbursement	\$4.33	\$610.33
58100-000 - Interest Income	\$7.78	\$85.25
58110-000 - Reserve Interest	\$0.00	\$253.35
58111-000 - Reserve Transfer To/From	\$0.00	\$6,000.00
<u>Total OTHER REVENUE</u>	\$12.11	\$7,610.25
<i>Total Income</i>	\$4.98	\$109,079.22
<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>		
61106-004 - Meeting Expenses	\$0.00	\$400.00
63050-000 - Bank Charges	\$0.00	\$170.00
63110-000 - Legal Expense	\$4,877.00	\$16,733.87
63120-000 - License, Permits, Reg Fees	\$20.00	\$20.00
63170-000 - Postage	\$438.80	\$1,517.18
63180-000 - Printing & Copy Expense	\$69.60	\$703.17
63200-000 - Telephone/Beeper/Answering	\$96.62	\$767.25
63226-000 - Website Creation/Maintenance	\$0.00	\$1,299.85
63250-000 - Misc. General Administrative	\$210.39	\$646.83
63250-001 - Lien Fees	\$0.00	\$181.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$5,712.41	\$22,439.15
<u>INSURANCE</u>		
72010-000 - Insurance Expense	\$0.00	\$5,425.73
<u>Total INSURANCE</u>	\$0.00	\$5,425.73
<u>MANAGEMENT FEE</u>		
73010-000 - Management Fee Expense	\$675.00	\$10,360.00
<u>Total MANAGEMENT FEE</u>	\$675.00	\$10,360.00
<u>REPAIRS AND MAINTENANCE</u>		
61140-000 - Pool Repair & Supplies	\$206.00	\$2,015.59
61140-001 - Pool Security Line	\$0.00	\$1,352.75
61145-000 - Pool Service Contract	\$6,200.00	\$9,400.00
<u>Total REPAIRS AND MAINTENANCE</u>	\$6,406.00	\$12,768.34

**Harborview Homeowners Association**  
**Income Statement**  
**9/1/2020 - 9/30/2020**

	9/1/2020 - 9/30/2020	Year To Date
<b><u>RESERVE EXPENSES</u></b>		
96598-000 - Reserve Transfer To/From	\$0.00	\$6,000.00
<b><u>Total RESERVE EXPENSES</u></b>	<b>\$0.00</b>	<b>\$6,000.00</b>
<b><u>SERVICES</u></b>		
62020-000 - Lawn/Plant Care	\$1,500.00	\$14,775.00
62023-000 - HOA - Grounds Maintenance	\$1,906.00	\$3,473.58
62027-000 - Chemical Application Expense	\$188.00	\$2,254.40
62028-000 - Sprinkler Repairs	\$0.00	\$260.00
62029-000 - Tree/Shrub Expense	\$0.00	\$1,110.00
62041-000 - Buidling Entry/Monitoring	\$0.00	\$0.00
62080-000 - Pest Control	\$0.00	\$500.00
<b><u>Total SERVICES</u></b>	<b>\$3,594.00</b>	<b>\$22,372.98</b>
<b><u>TAXES</u></b>		
71100-000 - Income Tax Expense - Federal	\$0.00	\$177.00
71200-000 - Income Tax Expense - State	\$0.00	\$31.00
<b><u>Total TAXES</u></b>	<b>\$0.00</b>	<b>\$208.00</b>
<b><u>UTILITIES</u></b>		
67110-000 - Electricity	\$1,369.47	\$5,971.10
67310-000 - Water & Sewer	\$1,179.39	\$4,619.48
<b><u>Total UTILITIES</u></b>	<b>\$2,548.86</b>	<b>\$10,590.58</b>
<i>Total Expense</i>	<i>\$18,936.27</i>	<i>\$93,764.78</i>
 Operating Net Income	 (\$18,931.29)	 \$15,314.44
 Net Income	 (\$18,931.29)	 \$15,314.44

**Harborview Homeowners Association**  
**Budget Comparison Report**  
**9/1/2020 - 9/30/2020**

	9/1/2020 - 9/30/2020		1/1/2020 - 9/30/2020				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<b>MAIN REVENUE</b>							
50020-000 - Association Dues	(\$7.13)	\$7,041.25	(\$7,048.38)	\$101,468.97	\$63,371.25	\$38,097.72	\$84,495.00
<b>Total MAIN REVENUE</b>	(\$7.13)	\$7,041.25	(\$7,048.38)	\$101,468.97	\$63,371.25	\$38,097.72	\$84,495.00
<b>OTHER REVENUE</b>							
57100-000 - Late Fees	\$0.00	\$0.00	\$0.00	\$661.32	\$0.00	\$661.32	\$0.00
57105-000 - Legal Expense Reimbursement	\$4.33	\$0.00	\$4.33	\$610.33	\$0.00	\$610.33	\$0.00
58100-000 - Interest Income	\$7.78	\$0.00	\$7.78	\$85.25	\$0.00	\$85.25	\$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
<b>Total OTHER REVENUE</b>	\$12.11	\$0.00	\$12.11	\$7,610.25	\$0.00	\$7,610.25	\$0.00
<b>Total Income</b>	\$4.98	\$7,041.25	(\$7,036.27)	\$109,079.22	\$63,371.25	\$45,707.97	\$84,495.00
<b>Expense</b>							
<b>CAPITAL IMPROVEMENTS</b>							
95070-000 - Pool	\$0.00	\$0.00	\$0.00	\$3,600.00	\$0.00	(\$3,600.00)	\$0.00
<b>Total CAPITAL IMPROVEMENTS</b>	\$0.00	\$0.00	\$0.00	\$3,600.00	\$0.00	(\$3,600.00)	\$0.00
<b>GENERAL AND ADMINISTRATIVE</b>							
61106-004 - Meeting Expenses	\$0.00	\$33.33	\$33.33	\$400.00	\$299.97	(\$100.03)	\$400.00
63050-000 - Bank Charges	\$0.00	\$25.00	\$25.00	\$170.00	\$225.00	\$55.00	\$300.00
63110-000 - Legal Expense	\$4,877.00	\$291.67	(\$4,585.33)	\$16,733.87	\$2,625.03	(\$14,108.84)	\$3,500.00
63120-000 - License, Permits, Reg Fees	\$20.00	\$32.92	\$12.92	\$20.00	\$296.28	\$276.28	\$395.00
63170-000 - Postage	\$438.80	\$83.33	(\$355.47)	\$1,517.18	\$749.97	(\$767.21)	\$1,000.00
63180-000 - Printing & Copy Expense	\$69.60	\$83.33	\$13.73	\$703.17	\$749.97	\$46.80	\$1,000.00
63200-000 - Telephone/Beeper/Answering	\$96.62	\$110.00	\$13.38	\$767.25	\$990.00	\$222.75	\$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	\$210.39	\$0.00	(\$210.39)	\$646.83	\$0.00	(\$646.83)	\$0.00
63250-001 - Lien Fees	\$0.00	\$0.00	\$0.00	\$181.00	\$0.00	(\$181.00)	\$0.00
<b>Total GENERAL AND ADMINISTRATIVE</b>	\$5,712.41	\$659.58	(\$5,052.83)	\$22,439.15	\$5,936.22	(\$16,502.93)	\$7,915.00
<b>INSURANCE</b>							
72010-000 - Insurance Expense	\$0.00	\$516.67	\$516.67	\$5,425.73	\$4,650.03	(\$775.70)	\$6,200.00
<b>Total INSURANCE</b>	\$0.00	\$516.67	\$516.67	\$5,425.73	\$4,650.03	(\$775.70)	\$6,200.00

**Harborview Homeowners Association**  
**Budget Comparison Report**  
**9/1/2020 - 9/30/2020**

	9/1/2020 - 9/30/2020		1/1/2020 - 9/30/2020				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>MANAGEMENT FEE</b>							
73010-000 - Management Fee Expense	\$675.00	\$1,240.00	\$565.00	\$10,360.00	\$11,160.00	\$800.00	\$14,880.00
<b>Total MANAGEMENT FEE</b>	\$675.00	\$1,240.00	\$565.00	\$10,360.00	\$11,160.00	\$800.00	\$14,880.00
<b>REPAIRS AND MAINTENANCE</b>							
61140-000 - Pool Repair & Supplies	\$206.00	\$191.67	(\$14.33)	\$2,015.59	\$1,725.03	(\$290.56)	\$2,300.00
61140-001 - Pool Security Line	\$0.00	\$41.67	\$41.67	\$1,352.75	\$375.03	(\$977.72)	\$500.00
61145-000 - Pool Service Contract	\$6,200.00	\$783.33	(\$5,416.67)	\$9,400.00	\$7,049.97	(\$2,350.03)	\$9,400.00
61950-000 - Clubhouse Maintenance - Playground	\$0.00	\$66.67	\$66.67	\$0.00	\$600.03	\$600.03	\$800.00
<b>Total REPAIRS AND MAINTENANCE</b>	\$6,406.00	\$1,083.34	(\$5,322.66)	\$12,768.34	\$9,750.06	(\$3,018.28)	\$13,000.00
<b>RESERVE EXPENSES</b>							
96598-000 - Reserve Transfer To/From	\$0.00	\$500.00	\$500.00	\$6,000.00	\$4,500.00	(\$1,500.00)	\$6,000.00
<b>Total RESERVE EXPENSES</b>	\$0.00	\$500.00	\$500.00	\$6,000.00	\$4,500.00	(\$1,500.00)	\$6,000.00
<b>SERVICES</b>							
62020-000 - Lawn/Plant Care	\$1,500.00	\$1,166.67	(\$333.33)	\$14,775.00	\$10,500.03	(\$4,274.97)	\$14,000.00
62023-000 - HOA - Grounds Maintenance	\$1,906.00	\$291.67	(\$1,614.33)	\$3,473.58	\$2,625.03	(\$848.55)	\$3,500.00
62026-001 - Irrigation Backflow Expense	\$0.00	\$20.83	\$20.83	\$0.00	\$187.47	\$187.47	\$250.00
62027-000 - Chemical Application Expense	\$188.00	\$299.67	\$111.67	\$2,254.40	\$2,697.03	\$442.63	\$3,596.00
62028-000 - Sprinkler Repairs	\$0.00	\$91.67	\$91.67	\$260.00	\$825.03	\$565.03	\$1,100.00
62029-000 - Tree/Shrub Expense	\$0.00	\$83.33	\$83.33	\$1,110.00	\$749.97	(\$360.03)	\$1,000.00
62080-000 - Pest Control	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	(\$500.00)	\$0.00
<b>Total SERVICES</b>	\$3,594.00	\$1,953.84	(\$1,640.16)	\$22,372.98	\$17,584.56	(\$4,788.42)	\$23,446.00
<b>TAXES</b>							
63015-000 - Tax Return Preparation/Audit	\$0.00	\$20.83	\$20.83	\$0.00	\$187.47	\$187.47	\$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
<b>Total TAXES</b>	\$0.00	\$20.83	\$20.83	\$208.00	\$187.47	(\$20.53)	\$250.00
<b>UTILITIES</b>							
67110-000 - Electricity	\$1,369.47	\$679.17	(\$690.30)	\$5,971.10	\$6,112.53	\$141.43	\$8,150.00
67310-000 - Water & Sewer	\$1,179.39	\$401.67	(\$777.72)	\$4,619.48	\$3,615.03	(\$1,004.45)	\$4,820.00
<b>Total UTILITIES</b>	\$2,548.86	\$1,080.84	(\$1,468.02)	\$10,590.58	\$9,727.56	(\$863.02)	\$12,970.00
<b>Total Expense</b>	\$18,936.27	\$7,055.10	(\$11,881.17)	\$93,764.78	\$63,495.90	(\$30,268.88)	\$84,661.00
Operating Net Income	(\$18,931.29)	(\$13.65)	(\$18,917.44)	\$15,314.44	(\$124.65)	\$15,439.09	(\$166.00)