

**Harborview Homeowners Association, Inc.**  
**Balance Sheet Cash Basis**  
**Period Through: 8/31/2021**

**Assets**

Cash-Operating

11100-000 - Cash Operating Account - AAB

\$11,325.02

11202-000 - Money Market Account - AAB

\$38,112.59

Cash-Operating Total

\$49,437.61

Assets Total

\$49,437.61

**Liabilities and Equity**

Capital

45110-000 - Prior Years Retained Earnings

\$46,485.18

Capital Total

\$46,485.18

Net Income

\$2,952.43

Liabilities & Equity Total

\$49,437.61

**Harborview Homeowners Association, Inc.**  
**Budget Comparison Report**  
**8/1/2021 - 8/31/2021**

	8/1/2021 - 8/31/2021			1/1/2021 - 8/31/2021		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Income</b>						
<b>MAIN REVENUE</b>						
50020-000 - Association Dues	\$1,347.89	\$0.00	\$1,347.89	\$77,758.52	\$88,425.00	(\$10,666.48)
<b>Total MAIN REVENUE</b>	\$1,347.89	\$0.00	\$1,347.89	\$77,758.52	\$88,425.00	(\$10,666.48)
<b>OTHER REVENUE</b>						
57100-000 - Late Fees	\$30.05	\$0.00	\$30.05	\$492.30	\$0.00	\$492.30
57105-000 - Legal Expense Reimbursement	\$431.55	\$0.00	\$431.55	\$2,792.79	\$0.00	\$2,792.79
57150-000 - NSF Check Fee Reimbursement	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	\$10.00
58100-000 - Interest Income	\$3.63	\$0.00	\$3.63	\$34.03	\$0.00	\$34.03
<b>Total OTHER REVENUE</b>	\$465.23	\$0.00	\$465.23	\$3,329.12	\$0.00	\$3,329.12
<b>Total Income</b>	\$1,813.12	\$0.00	\$1,813.12	\$81,087.64	\$88,425.00	(\$7,337.36)
<b>Expense</b>						
<b>CAPITAL IMPROVEMENTS</b>						
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$0.00	\$330.00	\$330.00
<b>Total CAPITAL IMPROVEMENTS</b>	\$0.00	\$41.25	\$41.25	\$0.00	\$330.00	\$330.00
<b>GENERAL AND ADMINISTRATIVE</b>						
61106-004 - Meeting Expenses	\$0.00	\$33.33	\$33.33	\$0.00	\$266.64	\$266.64
63050-000 - Bank Charges	\$0.00	\$0.00	\$0.00	\$30.00	\$0.00	(\$30.00)
63110-000 - Legal Expense	\$245.00	\$500.00	\$255.00	\$22,772.15	\$4,000.00	(\$18,772.15)
63120-000 - License, Permits, Reg Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$350.00	\$350.00
63170-000 - Postage	\$47.06	\$83.33	\$36.27	\$373.64	\$666.64	\$293.00
63170-005 - Printing & Copy Expense	\$0.00	\$83.33	\$83.33	\$0.00	\$666.64	\$666.64
63180-000 - Telephone/Beeper/Answering	\$44.45	\$0.00	(\$44.45)	\$291.40	\$0.00	(\$291.40)
63200-000 - Telephone/Beeper/Answering	\$98.15	\$108.33	\$10.18	\$785.37	\$866.64	\$81.27
63225-000 - Website Creation/Maintenance	\$0.00	\$0.00	\$0.00	\$495.00	\$0.00	(\$495.00)
63250-000 - Misc. General Administrative	\$10.63	\$0.00	(\$10.63)	\$149.07	\$0.00	(\$149.07)
63250-001 - Lien Fees	\$0.00	\$0.00	\$0.00	\$2,384.00	\$0.00	(\$2,384.00)
<b>Total GENERAL AND ADMINISTRATIVE</b>	\$445.29	\$808.32	\$363.03	\$27,280.63	\$6,816.56	(\$20,464.07)
<b>INSURANCE</b>						
72010-000 - Insurance Expense	\$5,757.87	\$466.67	(\$5,291.20)	\$6,694.66	\$3,733.36	(\$2,961.30)
<b>Total INSURANCE</b>	\$5,757.87	\$466.67	(\$5,291.20)	\$6,694.66	\$3,733.36	(\$2,961.30)
<b>Total</b>						
<b>Total Income</b>	\$1,813.12	\$0.00	\$1,813.12	\$81,087.64	\$88,425.00	(\$7,337.36)
<b>Total Expense</b>	\$5,757.87	\$466.67	(\$5,291.20)	\$6,694.66	\$3,733.36	(\$2,961.30)
<b>Total</b>	\$5,757.87	\$466.67	(\$5,291.20)	\$6,694.66	\$3,733.36	(\$2,961.30)
<b>Total Annual Budget</b>						
<b>Total MAIN REVENUE</b>				\$77,758.52	\$88,425.00	(\$10,666.48)
<b>Total OTHER REVENUE</b>				\$3,329.12	\$0.00	\$3,329.12
<b>Total Income</b>				\$81,087.64	\$88,425.00	(\$7,337.36)
<b>Total CAPITAL IMPROVEMENTS</b>				\$0.00	\$330.00	\$330.00
<b>Total GENERAL AND ADMINISTRATIVE</b>				\$27,280.63	\$6,816.56	(\$20,464.07)
<b>Total INSURANCE</b>				\$6,694.66	\$3,733.36	(\$2,961.30)
<b>Total</b>				\$115,082.95	\$100,305.32	(\$14,777.63)
<b>Annual Budget</b>						
<b>Total MAIN REVENUE</b>				\$88,425.00	\$88,425.00	\$0.00
<b>Total OTHER REVENUE</b>				\$0.00	\$0.00	\$0.00
<b>Total Income</b>				\$88,425.00	\$88,425.00	\$0.00
<b>Total CAPITAL IMPROVEMENTS</b>				\$330.00	\$330.00	\$0.00
<b>Total GENERAL AND ADMINISTRATIVE</b>				\$6,816.56	\$6,816.56	\$0.00
<b>Total INSURANCE</b>				\$3,733.36	\$3,733.36	\$0.00
<b>Total</b>				\$99,305.32	\$99,305.32	\$0.00

**Harborview Homeowners Association, Inc.**  
**Budget Comparison Report**  
**8/1/2021 - 8/31/2021**

	8/1/2021 - 8/31/2021		1/1/2021 - 8/31/2021				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>MANAGEMENT FEE</b>							
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$5,400.00	\$5,400.00	\$0.00	\$8,100.00
<b>Total MANAGEMENT FEE</b>	\$675.00	\$675.00	\$0.00	\$5,400.00	\$5,400.00	\$0.00	\$8,100.00
<b>REPAIRS AND MAINTENANCE</b>							
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	\$300.00	\$300.00	\$500.00
61145-000 - Pool Service Contract	\$0.00	\$1,600.00	\$1,600.00	\$6,400.00	\$6,400.00	\$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	\$1,200.00	\$1,200.00	\$1,800.00
<b>Total REPAIRS AND MAINTENANCE</b>	\$0.00	\$1,850.00	\$1,850.00	\$7,680.44	\$7,900.00	\$219.56	\$11,900.00
<b>RESERVE EXPENSES</b>							
96598-000 - Reserve Transfer To/From	\$0.00	\$833.33	\$833.33	\$0.00	\$6,666.64	\$6,666.64	\$10,000.00
<b>Total RESERVE EXPENSES</b>	\$0.00	\$833.33	\$833.33	\$0.00	\$6,666.64	\$6,666.64	\$10,000.00
<b>SERVICES</b>							
62020-000 - Lawn/Plant Care	\$2,210.00	\$2,975.00	\$765.00	\$19,870.00	\$14,875.00	(\$4,995.00)	\$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	\$245.00	\$245.00	\$382.00	\$245.00	(\$137.00)	\$735.00
62027-000 - Chemical Application Expense	\$0.00	\$1,288.00	\$1,288.00	\$3,740.20	\$1,288.00	(\$2,452.20)	\$3,864.00
62029-000 - Tree/Shrub Expense	\$0.00	\$83.33	\$83.33	\$0.00	\$666.64	\$666.64	\$1,000.00
62080-000 - Pest Control	\$0.00	\$22.92	\$22.92	\$89.00	\$183.36	\$94.36	\$275.00
<b>Total SERVICES</b>	\$2,210.00	\$4,614.25	\$2,404.25	\$24,576.20	\$17,258.00	(\$7,318.20)	\$29,674.00
<b>TAXES</b>							
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
<b>Total TAXES</b>	\$0.00	\$0.00	\$0.00	\$64.00	\$250.00	\$186.00	\$250.00
<b>UTILITIES</b>							
67110-000 - Electricity	\$981.02	\$625.00	(\$356.02)	\$5,137.70	\$5,000.00	(\$137.70)	\$7,500.00
67310-000 - Water & Sewer	\$397.09	\$401.67	\$4.58	\$1,301.58	\$3,213.36	\$1,911.78	\$4,820.00
<b>Total UTILITIES</b>	\$1,378.11	\$1,026.67	(\$351.44)	\$6,439.28	\$8,213.36	\$1,774.08	\$12,320.00
<b>Total Expense</b>	\$10,466.27	\$10,315.49	(\$150.78)	\$78,135.21	\$66,567.92	(\$21,567.29)	\$88,389.00
Operating Net Income	(\$8,653.15)	(\$10,315.49)	\$1,662.34	\$2,952.43	\$31,857.08	(\$28,904.65)	\$36.00