

**Harborview Homeowners Association, Inc.**

**Balance Sheet**

**11/30/2024**

**Assets**

Cash-Operating

11100-000 - Cash Operating Account - AAB

\$37,790.65

11202-000 - Money Market Account - AAB

\$33,655.48

Cash-Operating Total

\$71,446.13

*Assets Total*

\$71,446.13

**Liabilities and Equity**

Capital

45110-000 - Prior Years Retained Earnings

\$81,093.05

Capital Total

\$81,093.05

Retained Earnings

\$0.00

Net Income

(\$9,646.92)

*Liabilities & Equity Total*

\$71,446.13

**Harborview Homeowners Association, Inc.**  
**Budget Comparison Report**  
**11/1/2024 - 11/30/2024**

	11/1/2024 - 11/30/2024			1/1/2024 - 11/30/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$2,279.26	\$0.00	\$2,279.26	\$87,786.10	\$98,897.00	(\$11,110.90)	\$98,897.00
<u>Total MAIN REVENUE</u>	\$2,279.26	\$0.00	\$2,279.26	\$87,786.10	\$98,897.00	(\$11,110.90)	\$98,897.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$74.55	\$0.00	\$74.55	\$96.42	\$0.00	\$96.42	\$0.00
57140-000 - Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$3,011.69	\$0.00	\$3,011.69	\$0.00
57150-000 - NSF Check Fee Reimbursement	\$0.00	\$0.00	\$0.00	\$30.00	\$0.00	\$30.00	\$0.00
58100-000 - Interest Income	\$0.83	\$0.00	\$0.83	\$17.06	\$0.00	\$17.06	\$0.00
58110-000 - Reserve Interest	\$4.14	\$0.00	\$4.14	\$44.93	\$0.00	\$44.93	\$0.00
58111-000 - Reserve Transfer To/From	\$0.00	\$0.00	\$0.00	\$1,011.66	\$0.00	\$1,011.66	\$0.00
<u>Total OTHER REVENUE</u>	\$79.52	\$0.00	\$79.52	\$4,211.76	\$0.00	\$4,211.76	\$0.00
<b>Total Income</b>	\$2,358.78	\$0.00	\$2,358.78	\$91,997.86	\$98,897.00	(\$6,899.14)	\$98,897.00
<b>Expense</b>							
<u>Capital Reserves Improvements</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$0.00	\$453.75	\$453.75	\$495.00
95064-000 - Sidewalks	\$0.00	\$0.00	\$0.00	\$9,310.00	\$0.00	(\$9,310.00)	\$0.00
<u>Total Capital Reserves Improvements</u>	\$0.00	\$41.25	\$41.25	\$9,310.00	\$453.75	(\$8,856.25)	\$495.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$53.33	\$53.33	\$0.00	\$586.63	\$586.63	\$640.00
63050-000 - Bank Charges	\$10.00	\$0.00	(\$10.00)	\$20.00	\$0.00	(\$20.00)	\$0.00
63110-000 - Legal Expense	\$0.00	\$437.50	\$437.50	\$647.00	\$4,812.50	\$4,165.50	\$5,250.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$0.00	\$0.00	\$400.00	\$350.00	(\$50.00)	\$350.00
63180-000 - Printing/Postage/Mailings	\$0.00	\$216.67	\$216.67	\$2,273.77	\$2,383.37	\$109.60	\$2,600.00
63200-000 - Telephone/Beeper/Answering	\$152.72	\$125.00	(\$27.72)	\$1,677.34	\$1,375.00	(\$302.34)	\$1,500.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$162.72	\$832.50	\$669.78	\$5,018.11	\$9,507.50	\$4,489.39	\$10,340.00
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$0.00	\$500.00	\$500.00	\$636.45	\$5,500.00	\$4,863.55	\$6,000.00
<u>Total INSURANCE</u>	\$0.00	\$500.00	\$500.00	\$636.45	\$5,500.00	\$4,863.55	\$6,000.00
<u>MANAGEMENT FEE</u>							
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$7,425.00	\$7,425.00	\$0.00	\$8,100.00
<u>Total MANAGEMENT FEE</u>	\$675.00	\$675.00	\$0.00	\$7,425.00	\$7,425.00	\$0.00	\$8,100.00
<u>REPAIRS AND MAINTENANCE</u>							
61140-000 - Pool Repair & Supplies	\$0.00	\$80.00	\$80.00	\$660.95	\$580.00	(\$80.95)	\$580.00
61145-000 - Pool Service Contract	\$0.00	\$0.00	\$0.00	\$19,300.00	\$14,200.00	(\$5,100.00)	\$14,200.00
61146-000 - Pool Security Equipment	\$0.00	\$83.33	\$83.33	\$0.00	\$916.63	\$916.63	\$1,000.00
61950-000 - Clubhouse Maintenance	\$0.00	\$16.67	\$16.67	\$0.00	\$183.37	\$183.37	\$200.00
<u>Total REPAIRS AND MAINTENANCE</u>	\$0.00	\$180.00	\$180.00	\$19,960.95	\$15,880.00	(\$4,080.95)	\$15,980.00
<u>RESERVE EXPENSES</u>							
96598-000 - Reserve Transfer To/From	\$0.00	\$1,000.00	\$1,000.00	\$1,011.66	\$11,000.00	\$9,988.34	\$12,000.00
<u>Total RESERVE EXPENSES</u>	\$0.00	\$1,000.00	\$1,000.00	\$1,011.66	\$11,000.00	\$9,988.34	\$12,000.00

**Harborview Homeowners Association, Inc.**  
**Budget Comparison Report**  
**11/1/2024 - 11/30/2024**

	11/1/2024 - 11/30/2024			1/1/2024 - 11/30/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>SERVICES</u>							
62020-000 - Lawn/Plant Care	\$3,689.44	\$4,155.00	\$465.56	\$33,204.96	\$33,205.00	\$0.04	\$33,205.00
62029-000 - Tree/Shrub Expense	\$0.00	\$0.00	\$0.00	\$10,575.00	\$0.00	(\$10,575.00)	\$0.00
62041-000 - Buidling Entry/Monitoring	\$0.00	\$0.00	\$0.00	\$599.04	\$0.00	(\$599.04)	\$0.00
62080-000 - Pest Control	\$0.00	\$15.00	\$15.00	\$178.00	\$235.00	\$57.00	\$250.00
<u>Total SERVICES</u>	\$3,689.44	\$4,170.00	\$480.56	\$44,557.00	\$33,440.00	(\$11,117.00)	\$33,455.00
<u>TAXES</u>							
63015-000 - Tax Return Preparation/Audit	\$0.00	\$0.00	\$0.00	\$109.25	\$75.00	(\$34.25)	\$75.00
<u>Total TAXES</u>	\$0.00	\$0.00	\$0.00	\$109.25	\$75.00	(\$34.25)	\$75.00
<u>UTILITIES</u>							
67110-000 - Electricity	\$462.06	\$500.00	\$37.94	\$7,275.35	\$7,500.00	\$224.65	\$8,000.00
67310-000 - Water & Sewer	\$467.14	\$370.83	(\$96.31)	\$6,149.93	\$4,079.13	(\$2,070.80)	\$4,450.00
67510-000 - Trash Removal	\$20.16	\$0.00	(\$20.16)	\$191.08	\$0.00	(\$191.08)	\$0.00
<u>Total UTILITIES</u>	\$949.36	\$870.83	(\$78.53)	\$13,616.36	\$11,579.13	(\$2,037.23)	\$12,450.00
<b>Total Expense</b>	\$5,476.52	\$8,269.58	\$2,793.06	\$101,644.78	\$94,860.38	(\$6,784.40)	\$98,895.00
Operating Net Income	(\$3,117.74)	(\$8,269.58)	\$5,151.84	(\$9,646.92)	\$4,036.62	(\$13,683.54)	\$2.00
Net Income	(\$3,117.74)	(\$8,269.58)	\$5,151.84	(\$9,646.92)	\$4,036.62	(\$13,683.54)	\$2.00