

Harborview Homeowners Association, Inc.

Balance Sheet

4/30/2024

Assets

Cash-Operating

11100-000 - Cash Operating Account - AAB

\$83,000.87

11202-000 - Money Market Account - AAB

\$32,615.06

Cash-Operating Total

\$115,615.93

Assets Total

\$115,615.93

Liabilities and Equity

Capital

45110-000 - Prior Years Retained Earnings

\$81,093.05

Capital Total

\$81,093.05

Retained Earnings

\$0.00

Net Income

\$34,522.88

Liabilities & Equity Total

\$115,615.93

Harborview Homeowners Association, Inc.
Budget Comparison Report
4/1/2024 - 4/30/2024

	4/1/2024 - 4/30/2024			1/1/2024 - 4/30/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$3,534.74	\$10,472.00	(\$6,937.26)	\$71,670.10	\$98,897.00	(\$27,226.90)	\$98,897.00
<u>Total MAIN REVENUE</u>	\$3,534.74	\$10,472.00	(\$6,937.26)	\$71,670.10	\$98,897.00	(\$27,226.90)	\$98,897.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$0.00	\$0.00	\$0.00	\$1.61	\$0.00	\$1.61	\$0.00
57140-000 - Miscellaneous Income	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00	\$0.00
57150-000 - NSF Check Fee Reimbursement	\$10.00	\$0.00	\$10.00	\$30.00	\$0.00	\$30.00	\$0.00
58100-000 - Interest Income	\$1.75	\$0.00	\$1.75	\$7.29	\$0.00	\$7.29	\$0.00
58110-000 - Reserve Interest	\$4.01	\$0.00	\$4.01	\$16.17	\$0.00	\$16.17	\$0.00
<u>Total OTHER REVENUE</u>	\$3,015.76	\$0.00	\$3,015.76	\$3,055.07	\$0.00	\$3,055.07	\$0.00
Total Income	\$6,550.50	\$10,472.00	(\$3,921.50)	\$74,725.17	\$98,897.00	(\$24,171.83)	\$98,897.00
Expense							
<u>Capital Reserves Improvements</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$0.00	\$165.00	\$165.00	\$495.00
95064-000 - Sidewalks	\$6,080.00	\$0.00	(\$6,080.00)	\$9,310.00	\$0.00	(\$9,310.00)	\$0.00
<u>Total Capital Reserves Improvements</u>	\$6,080.00	\$41.25	(\$6,038.75)	\$9,310.00	\$165.00	(\$9,145.00)	\$495.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$53.33	\$53.33	\$0.00	\$213.32	\$213.32	\$640.00
63110-000 - Legal Expense	\$256.00	\$437.50	\$181.50	\$287.00	\$1,750.00	\$1,463.00	\$5,250.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$0.00	\$0.00	\$400.00	\$150.00	(\$250.00)	\$350.00
63180-000 - Printing/Postage/Mailings	\$47.50	\$216.67	\$169.17	\$1,521.97	\$866.68	(\$655.29)	\$2,600.00
63200-000 - Telephone/Beeper/Answering	\$152.14	\$125.00	(\$27.14)	\$610.27	\$500.00	(\$110.27)	\$1,500.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$455.64	\$832.50	\$376.86	\$2,819.24	\$3,480.00	\$660.76	\$10,340.00
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$0.00	\$500.00	\$500.00	\$0.00	\$2,000.00	\$2,000.00	\$6,000.00
<u>Total INSURANCE</u>	\$0.00	\$500.00	\$500.00	\$0.00	\$2,000.00	\$2,000.00	\$6,000.00
<u>MANAGEMENT FEE</u>							
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$2,700.00	\$2,700.00	\$0.00	\$8,100.00
<u>Total MANAGEMENT FEE</u>	\$675.00	\$675.00	\$0.00	\$2,700.00	\$2,700.00	\$0.00	\$8,100.00
<u>REPAIRS AND MAINTENANCE</u>							
61140-000 - Pool Repair & Supplies	\$0.00	\$0.00	\$0.00	\$109.00	\$0.00	(\$109.00)	\$580.00
61145-000 - Pool Service Contract	\$0.00	\$2,366.00	\$2,366.00	\$9,800.00	\$2,366.00	(\$7,434.00)	\$14,200.00
61146-000 - Pool Security Equipment	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
61950-000 - Clubhouse Maintenance	\$0.00	\$16.67	\$16.67	\$0.00	\$66.68	\$66.68	\$200.00
<u>Total REPAIRS AND MAINTENANCE</u>	\$0.00	\$2,466.00	\$2,466.00	\$9,909.00	\$2,766.00	(\$7,143.00)	\$15,980.00
<u>RESERVE EXPENSES</u>							
96598-000 - Reserve Transfer To/From	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$4,000.00	\$4,000.00	\$12,000.00
<u>Total RESERVE EXPENSES</u>	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$4,000.00	\$4,000.00	\$12,000.00
SERVICES							

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	4/1/2024 - 4/30/2024			1/1/2024 - 4/30/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
62020-000 - Lawn/Plant Care	\$3,689.44	\$4,150.00	\$460.56	\$7,378.88	\$4,150.00	(\$3,228.88)	\$33,205.00
62029-000 - Tree/Shrub Expense	\$5,400.00	\$0.00	(\$5,400.00)	\$5,400.00	\$0.00	(\$5,400.00)	\$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	\$22.00	\$22.00	\$0.00	\$88.00	\$88.00	\$250.00
<u>Total SERVICES</u>	\$9,089.44	\$4,172.00	(\$4,917.44)	\$13,377.92	\$4,238.00	(\$9,139.92)	\$33,455.00
<u>TAXES</u>							
63015-000 - Tax Return Preparation/Audit	\$0.00	\$0.00	\$0.00	\$14.25	\$75.00	\$60.75	\$75.00
<u>Total TAXES</u>	\$0.00	\$0.00	\$0.00	\$14.25	\$75.00	\$60.75	\$75.00
<u>UTILITIES</u>							
67110-000 - Electricity	\$739.42	\$500.00	(\$239.42)	\$2,071.88	\$1,883.33	(\$188.55)	\$8,000.00
67310-000 - Water & Sewer	\$0.00	\$370.83	\$370.83	\$0.00	\$1,483.32	\$1,483.32	\$4,450.00
<u>Total UTILITIES</u>	\$739.42	\$870.83	\$131.41	\$2,071.88	\$3,366.65	\$1,294.77	\$12,450.00
Total Expense	\$17,039.50	\$10,557.58	(\$6,481.92)	\$40,202.29	\$22,790.65	(\$17,411.64)	\$98,895.00
Operating Net Income	(\$10,489.00)	(\$85.58)	(\$10,403.42)	\$34,522.88	\$76,106.35	(\$41,583.47)	\$2.00
Net Income	(\$10,489.00)	(\$85.58)	(\$10,403.42)	\$34,522.88	\$76,106.35	(\$41,583.47)	\$2.00