

Harborview Homeowners Association, Inc.

Balance Sheet

2/29/2024

Assets

Cash-Operating

11100-000 - Cash Operating Account - AAB

\$103,460.48

11202-000 - Money Market Account - AAB

\$32,606.91

Cash-Operating Total

\$136,067.39

Assets Total

\$136,067.39

Liabilities and Equity

Capital

45110-000 - Prior Years Retained Earnings

\$81,093.05

Capital Total

\$81,093.05

Retained Earnings

\$0.00

Net Income

\$54,974.34

Liabilities & Equity Total

\$136,067.39

Harborview Homeowners Association, Inc.
Budget Comparison Report
2/1/2024 - 2/29/2024

	2/1/2024 - 2/29/2024			1/1/2024 - 2/29/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$15,105.06	\$29,475.00	(\$14,369.94)	\$64,330.98	\$58,950.00	\$5,380.98	\$98,897.00
<u>Total MAIN REVENUE</u>	\$15,105.06	\$29,475.00	(\$14,369.94)	\$64,330.98	\$58,950.00	\$5,380.98	\$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
57150-000 - NSF Check Fee Reimbursement	\$20.00	\$0.00	\$20.00	\$20.00	\$0.00	\$20.00	\$0.00
58100-000 - Interest Income	\$1.96	\$0.00	\$1.96	\$3.42	\$0.00	\$3.42	\$0.00
58110-000 - Reserve Interest	\$3.88	\$0.00	\$3.88	\$8.02	\$0.00	\$8.02	\$0.00
<u>Total OTHER REVENUE</u>	\$25.84	\$0.00	\$25.84	\$33.05	\$0.00	\$33.05	\$0.00
Total Income	\$15,130.90	\$29,475.00	(\$14,344.10)	\$64,364.03	\$58,950.00	\$5,414.03	\$98,897.00
Expense							
<u>Capital Reserves Improvements</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$0.00	\$82.50	\$82.50	\$495.00
<u>Total Capital Reserves Improvements</u>	\$0.00	\$41.25	\$41.25	\$0.00	\$82.50	\$82.50	\$495.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$53.33	\$53.33	\$0.00	\$106.66	\$106.66	\$640.00
63110-000 - Legal Expense	\$31.00	\$437.50	\$406.50	\$31.00	\$875.00	\$844.00	\$5,250.00
63120-000 - License, Permits, Reg Fees	\$400.00	\$150.00	(\$250.00)	\$400.00	\$150.00	(\$250.00)	\$350.00
63180-000 - Printing/Postage/Mailings	\$1,396.97	\$216.67	(\$1,180.30)	\$1,474.47	\$433.34	(\$1,041.13)	\$2,600.00
63200-000 - Telephone/Beeper/Answering	\$305.42	\$125.00	(\$180.42)	\$305.42	\$250.00	(\$55.42)	\$1,500.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$2,133.39	\$982.50	(\$1,150.89)	\$2,210.89	\$1,815.00	(\$395.89)	\$10,340.00
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$0.00	\$500.00	\$500.00	\$0.00	\$1,000.00	\$1,000.00	\$6,000.00
<u>Total INSURANCE</u>	\$0.00	\$500.00	\$500.00	\$0.00	\$1,000.00	\$1,000.00	\$6,000.00
<u>MANAGEMENT FEE</u>							
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$1,350.00	\$1,350.00	\$0.00	\$8,100.00
<u>Total MANAGEMENT FEE</u>	\$675.00	\$675.00	\$0.00	\$1,350.00	\$1,350.00	\$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	\$0.00	\$0.00	\$5,100.00	\$0.00	(\$5,100.00)	\$14,200.00
61146-000 - Pool Security Equipment	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00
61950-000 - Clubhouse Maintenance	\$0.00	\$16.67	\$16.67	\$0.00	\$33.34	\$33.34	\$200.00
<u>Total REPAIRS AND MAINTENANCE</u>	\$0.00	\$100.00	\$100.00	\$5,209.00	\$200.00	(\$5,009.00)	\$15,980.00
<u>RESERVE EXPENSES</u>							
96598-000 - Reserve Transfer To/From	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$2,000.00	\$2,000.00	\$12,000.00
<u>Total RESERVE EXPENSES</u>	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$2,000.00	\$2,000.00	\$12,000.00
<u>SERVICES</u>							
62020-000 - Lawn/Plant Care	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$33,205.00
62080-000 - Pest Control	\$0.00	\$22.00	\$22.00	\$0.00	\$44.00	\$44.00	\$250.00

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	2/1/2024 - 2/29/2024			1/1/2024 - 2/29/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Total SERVICES</u>	\$0.00	\$22.00	\$22.00	\$0.00	\$44.00	\$44.00	\$33,455.00
<u>TAXES</u>							
63015-000 - Tax Return Preparation/Audit	\$14.25	\$0.00	(\$14.25)	\$14.25	\$0.00	(\$14.25)	\$75.00
<u>Total TAXES</u>	\$14.25	\$0.00	(\$14.25)	\$14.25	\$0.00	(\$14.25)	\$75.00
<u>UTILITIES</u>							
67110-000 - Electricity	\$443.42	\$500.00	\$56.58	\$605.55	\$883.33	\$277.78	\$8,000.00
67310-000 - Water & Sewer	\$0.00	\$370.83	\$370.83	\$0.00	\$741.66	\$741.66	\$4,450.00
<u>Total UTILITIES</u>	\$443.42	\$870.83	\$427.41	\$605.55	\$1,624.99	\$1,019.44	\$12,450.00
Total Expense	\$3,266.06	\$4,191.58	\$925.52	\$9,389.69	\$8,116.49	(\$1,273.20)	\$98,895.00
Operating Net Income	\$11,864.84	\$25,283.42	(\$13,418.58)	\$54,974.34	\$50,833.51	\$4,140.83	\$2.00
Net Income	\$11,864.84	\$25,283.42	(\$13,418.58)	\$54,974.34	\$50,833.51	\$4,140.83	\$2.00