

FINANCIAL REPORTS  
TO  
THE BOARD OF DIRECTORS

The Harbours  
Association

April 30, 2022

Prepared By:

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Prepared without an audit and for internal purposes only.

## 59 The Harbours Association

## Balance Sheet

Posted 04/30/2022

<b>Assets</b>		
<u>Operating Accounts</u>		
10000	Operating	23,722.72
<u>Total Operating Accounts</u>		<u>23,722.72</u>
<u>Reserve Accounts</u>		
10001	Money Market	82,254.63
<u>Total Reserve Accounts</u>		<u>82,254.63</u>
<u>Accounts Receivable</u>		
12050	Additional Assessment	55.00
<u>Total Accounts Receivable</u>		<u>55.00</u>
<u>Other Assets</u>		
14011	Prepaid Insurance	11,015.59
<u>Total Other Assets</u>		<u>11,015.59</u>
<i>Total Assets</i>		<u><u>117,047.94</u></u>
<b>Liabilities &amp; Equity</b>		
<u>Other Liabilities</u>		
21000	Prepaid Assessments	3,040.00
<u>Total Other Liabilities</u>		<u>3,040.00</u>
<u>Equity</u>		
30000	Reserve Fund	76,934.63
30001	Roof Replacement Reserve	5,320.00
31000	Prior Year Retained Earnings	16,737.30
<u>Total Equity</u>		<u>98,991.93</u>
<u>Liabilities and Equity</u>		
	Operating Retained Earnings	15,016.01
<u>Total Liabilities and Equity</u>		<u>15,016.01</u>
<i>Total Liabilities &amp; Equity</i>		<u><u>117,047.94</u></u>

# Statement of Income and Expense

Posted 4/1/2022 To 4/30/2022 11:59:00 PM

Wednesday, May 11, 2022

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## 59 The Harbours Association

### Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
<b>Income</b>							
<b>Assessment Income</b>		<b>Acct Code</b>					
Assessments	40000	12,350.00	12,350.00	49,400.00	49,400.00	148,200.00	98,800.00
Additional Assessment	40005	1,330.00	1,330.00	5,320.00	5,320.00	15,960.00	10,640.00
Total Assessment Income		13,680.00	13,680.00	54,720.00	54,720.00	164,160.00	109,440.00
<b>Other Income</b>		<b>Acct Code</b>					
Interest	40040	10.83	0.00	41.66	0.00	0.00	(41.66)
Late Fees	40050	25.00	0.00	175.00	0.00	0.00	(175.00)
Boat Dock & Kayak Fees	40076	0.00	0.00	0.00	0.00	300.00	300.00
Total Other Income		35.83	0.00	216.66	0.00	300.00	83.34
Total Income		13,715.83	13,680.00	54,936.66	54,720.00	164,460.00	109,523.34
<b>Expense</b>							
<b>Administrative</b>		<b>Acct Code</b>					
Copies	50110	14.76	54.17	73.56	216.68	650.00	576.44
Postage	50120	8.46	20.83	77.90	83.32	250.00	172.10
Legal Fees - Other	50145	0.00	41.67	0.00	166.68	500.00	500.00
Audit/Tax	50160	0.00	900.00	1,000.00	900.00	900.00	(100.00)
Management Services	50200	937.13	937.08	3,748.52	3,748.32	11,245.00	7,496.48
Miscellaneous	50240	18.90	58.33	281.25	233.32	700.00	418.75
Website	50245	35.00	35.00	140.00	140.00	420.00	280.00
Total Administrative		1,014.25	2,047.08	5,321.23	5,488.32	14,665.00	9,343.77
<b>Building Maintenance</b>		<b>Acct Code</b>					
Structural	65000	0.00	166.67	142.25	666.68	2,000.00	1,857.75
Electrical	65015	0.00	41.67	0.00	166.68	500.00	500.00
Gutters	65100	0.00	291.67	0.00	1,166.68	3,500.00	3,500.00
Roof Maint/Repairs	65105	0.00	125.00	747.21	500.00	1,500.00	752.79
Plumbing	65110	0.00	50.00	1,212.42	200.00	600.00	(612.42)
Basement/Foundation Repairs	65150	0.00	83.33	0.00	333.32	1,000.00	1,000.00

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## 59 The Harbours Association

### Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Painting	65200	0.00	41.67	0.00	166.68	500.00	500.00
Total Building Maintenance		0.00	800.01	2,101.88	3,200.04	9,600.00	7,498.12
<b>Grounds</b>	<b>Acct Code</b>						
Grounds Maintenance	63000	0.00	216.67	164.30	866.68	2,600.00	2,435.70
Landscape Maintenance	63100	0.00	0.00	0.00	0.00	20,045.00	20,045.00
Lawn Fertilization	63110	0.00	196.67	0.00	786.68	2,360.00	2,360.00
Tree Removal	63135	0.00	500.00	2,200.00	2,000.00	6,000.00	3,800.00
Mulch	63145	0.00	0.00	0.00	0.00	500.00	500.00
Wetlands Maintenance	63150	0.00	125.00	0.00	500.00	1,500.00	1,500.00
Irrigation	63400	0.00	166.67	0.00	666.68	2,000.00	2,000.00
Drainage	63510	0.00	0.00	222.85	0.00	0.00	(222.85)
Snow Removal	63600	2,352.00	2,352.00	7,056.00	9,408.00	11,760.00	4,704.00
Asphalt / Parking Lot	63710	0.00	1,066.67	0.00	4,266.68	12,800.00	12,800.00
Pest Control	63900	56.00	250.00	403.00	1,000.00	3,000.00	2,597.00
Trash Removal	63910	0.00	666.67	1,808.16	2,666.68	8,000.00	6,191.84
Total Grounds		2,408.00	5,540.35	11,854.31	22,161.40	70,565.00	58,710.69
<b>Insurance</b>	<b>Acct Code</b>						
Workers Compensation Insurance	50535	0.00	45.83	550.00	183.32	550.00	0.00
Umbrella Insurance	50550	165.75	0.00	165.75	0.00	0.00	(165.75)
Directors & Officers Insurance	50555	0.00	148.75	0.00	595.00	1,785.00	1,785.00
Liability Insurance	50560	894.66	924.08	3,333.19	3,696.32	11,089.00	7,755.81
Total Insurance		1,060.41	1,118.66	4,048.94	4,474.64	13,424.00	9,375.06
<b>Reserve Accounts</b>	<b>Acct Code</b>						
Reserve Contribution	90000	1,370.50	1,370.50	5,482.00	5,482.00	16,446.00	10,964.00
Roof Replacement Reserve	90001	1,330.00	1,330.00	5,320.00	5,320.00	15,960.00	10,640.00
Reserve Interest	90140	9.84	0.00	37.34	0.00	0.00	(37.34)
Total Reserve Accounts		2,710.34	2,700.50	10,839.34	10,802.00	32,406.00	21,566.66
<b>Utilities</b>	<b>Acct Code</b>						

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### Operating

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		Actual	Budget	Actual	Budget		
Electric	60010	34.45	66.67	142.46	266.68	800.00	657.54
Water	60025	0.00	1,916.67	5,612.49	7,666.68	23,000.00	17,387.51
Total Utilities		34.45	1,983.34	5,754.95	7,933.36	23,800.00	18,045.05
Total Expense		7,227.45	14,189.94	39,920.65	54,059.76	164,460.00	124,539.35
Excess Revenue / Expense		6,488.38	(509.94)	15,016.01	660.24	0.00	15,016.01