

FINANCIAL REPORTS  
TO  
THE BOARD OF DIRECTORS

The Harbours  
Association

September 30, 2022

Prepared By:

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Prepared without an audit and for internal purposes only.

## 59 The Harbours Association

## Balance Sheet

Posted 09/30/2022

<b>Assets</b>		
<u>Operating Accounts</u>		
10000	Operating	10,304.79
<u>Total Operating Accounts</u>		<u>10,304.79</u>
<u>Reserve Accounts</u>		
10001	Money Market	95,844.91
<u>Total Reserve Accounts</u>		<u>95,844.91</u>
<u>Accounts Receivable</u>		
12000	Accounts Receivable	445.00
12050	Additional Assessment	70.00
<u>Total Accounts Receivable</u>		<u>515.00</u>
<u>Other Assets</u>		
14011	Prepaid Insurance	6,008.54
<u>Total Other Assets</u>		<u>6,008.54</u>
<i>Total Assets</i>		<u><u>112,673.24</u></u>
<b>Liabilities &amp; Equity</b>		
<u>Other Liabilities</u>		
21000	Prepaid Assessments	3,575.00
<u>Total Other Liabilities</u>		<u>3,575.00</u>
<u>Equity</u>		
30000	Reserve Fund	83,874.91
30001	Roof Replacement Reserve	11,970.00
31000	Prior Year Retained Earnings	16,737.30
<u>Total Equity</u>		<u>112,582.21</u>
<u>Liabilities and Equity</u>		
	Operating Retained Earnings	(3,483.97)
<u>Total Liabilities and Equity</u>		<u>(3,483.97)</u>
<i>Total Liabilities &amp; Equity</i>		<u><u>112,673.24</u></u>

# Statement of Income and Expense

Thursday, October 13, 2022

12:05

Posted 9/1/2022 To 9/30/2022 11:59:00 PM

## 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	111,150.00	111,150.00	148,200.00	37,050.00
Additional Assessment	40005	1,330.00	1,330.00	11,970.00	11,970.00	15,960.00	3,990.00
Total Assessment Income		<u>13,680.00</u>	<u>13,680.00</u>	<u>123,120.00</u>	<u>123,120.00</u>	<u>164,160.00</u>	<u>41,040.00</u>
<b>Other Income</b>	<b>Acct Code</b>						
Interest	40040	23.75	0.00	134.71	0.00	0.00	(134.71)
Late Fees	40050	75.00	0.00	450.00	0.00	0.00	(450.00)
Boat Dock & Kayak Fees	40076	0.00	0.00	100.00	300.00	300.00	200.00
Total Other Income		<u>98.75</u>	<u>0.00</u>	<u>684.71</u>	<u>300.00</u>	<u>300.00</u>	<u>(384.71)</u>
Total Income		<u>13,778.75</u>	<u>13,680.00</u>	<u>123,804.71</u>	<u>123,420.00</u>	<u>164,460.00</u>	<u>40,655.29</u>
<b>Expense</b>							
<b>Administrative</b>	<b>Acct Code</b>						
Copies	50110	41.94	54.17	395.94	487.53	650.00	254.06
Postage	50120	8.79	20.83	156.93	187.47	250.00	93.07
Legal Fees - Other	50145	85.50	41.67	85.50	375.03	500.00	414.50
Audit/Tax	50160	0.00	0.00	1,000.00	900.00	900.00	(100.00)
Management Services	50200	937.13	937.08	8,434.17	8,433.72	11,245.00	2,810.83
Miscellaneous	50240	67.55	58.33	568.90	524.97	700.00	131.10
Website	50245	35.00	35.00	315.00	315.00	420.00	105.00
Total Administrative		<u>1,175.91</u>	<u>1,147.08</u>	<u>10,956.44</u>	<u>11,223.72</u>	<u>14,665.00</u>	<u>3,708.56</u>
<b>Building Maintenance</b>	<b>Acct Code</b>						
Structural	65000	0.00	166.67	11,453.55	1,500.03	2,000.00	(9,453.55)
Electrical	65015	0.00	41.67	0.00	375.03	500.00	500.00
Gutters	65100	0.00	291.67	1,026.20	2,625.03	3,500.00	2,473.80
Roof Maint/Repairs	65105	0.00	125.00	2,014.62	1,125.00	1,500.00	(514.62)
Plumbing	65110	0.00	50.00	1,387.49	450.00	600.00	(787.49)
Basement/Foundation Repairs	65150	0.00	83.33	0.00	749.97	1,000.00	1,000.00

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### Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Painting	65200	0.00	41.67	0.00	375.03	500.00	500.00
Total Building Maintenance		0.00	800.01	15,881.86	7,200.09	9,600.00	(6,281.86)
<b>Grounds</b>	<b>Acct Code</b>						
Grounds Maintenance	63000	0.00	216.67	4,464.30	1,950.03	2,600.00	(1,864.30)
Landscape Maintenance	63100	2,863.57	2,863.57	14,317.85	14,317.85	20,045.00	5,727.15
Lawn Fertilization	63110	0.00	196.67	1,816.50	1,770.03	2,360.00	543.50
Tree Removal	63135	0.00	500.00	4,270.00	4,500.00	6,000.00	1,730.00
Mulch	63145	0.00	0.00	0.00	500.00	500.00	500.00
Wetlands Maintenance	63150	0.00	125.00	335.00	1,125.00	1,500.00	1,165.00
Irrigation	63400	1,465.34	166.67	1,913.10	1,500.03	2,000.00	86.90
Drainage	63510	0.00	0.00	222.85	0.00	0.00	(222.85)
Snow Removal	63600	0.00	0.00	7,056.00	9,408.00	11,760.00	4,704.00
Asphalt / Parking Lot	63710	0.00	1,066.67	7,426.00	9,600.03	12,800.00	5,374.00
Pest Control	63900	63.28	250.00	2,248.12	2,250.00	3,000.00	751.88
Trash Removal	63910	1,863.15	666.67	5,479.47	6,000.03	8,000.00	2,520.53
Total Grounds		6,255.34	6,051.92	49,549.19	52,921.00	70,565.00	21,015.81
<b>Insurance</b>	<b>Acct Code</b>						
Workers Compensation Insurance	50535	0.00	45.83	550.00	412.47	550.00	0.00
Umbrella Insurance	50550	165.75	0.00	994.50	0.00	0.00	(994.50)
Directors & Officers Insurance	50555	0.00	148.75	0.00	1,338.75	1,785.00	1,785.00
Liability Insurance	50560	835.66	924.08	7,511.49	8,316.72	11,089.00	3,577.51
Total Insurance		1,001.41	1,118.66	9,055.99	10,067.94	13,424.00	4,368.01
<b>Reserve Accounts</b>	<b>Acct Code</b>						
Reserve Contribution	90000	1,370.50	1,370.50	12,334.50	12,334.50	16,446.00	4,111.50
Roof Replacement Reserve	90001	1,330.00	1,330.00	11,970.00	11,970.00	15,960.00	3,990.00
Reserve Interest	90140	23.03	0.00	125.12	0.00	0.00	(125.12)
Total Reserve Accounts		2,723.53	2,700.50	24,429.62	24,304.50	32,406.00	7,976.38
<b>Utilities</b>	<b>Acct Code</b>						

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### Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Electric	60010	74.58	66.67	428.11	600.03	800.00	371.89
Water	60025	5,738.46	1,916.67	16,987.47	17,250.03	23,000.00	6,012.53
Total Utilities		<u>5,813.04</u>	<u>1,983.34</u>	<u>17,415.58</u>	<u>17,850.06</u>	<u>23,800.00</u>	<u>6,384.42</u>
Total Expense		<u>16,969.23</u>	<u>13,801.51</u>	<u>127,288.68</u>	<u>123,567.31</u>	<u>164,460.00</u>	<u>37,171.32</u>
Excess Revenue / Expense		<u>(3,190.48)</u>	<u>(121.51)</u>	<u>(3,483.97)</u>	<u>(147.31)</u>	<u>0.00</u>	<u>(3,483.97)</u>