

FINANCIAL REPORTS  
TO  
THE BOARD OF DIRECTORS

The Harbours  
Association

November 30, 2022

Prepared By:

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Prepared without an audit and for internal purposes only.

## 59 The Harbours Association

## Balance Sheet

Posted 11/30/2022

<b>Assets</b>			
<u>Operating Accounts</u>			
10000	Operating	10,659.99	
<u>Total Operating Accounts</u>		10,659.99	
<u>Reserve Accounts</u>			
10001	Money Market	101,294.89	
<u>Total Reserve Accounts</u>		101,294.89	
<u>Accounts Receivable</u>			
12000	Accounts Receivable	210.00	
12050	Additional Assessment	105.00	
<u>Total Accounts Receivable</u>		315.00	
<u>Other Assets</u>			
14011	Prepaid Insurance	4,005.72	
<u>Total Other Assets</u>		4,005.72	
<i>Total Assets</i>			<u>116,275.60</u>
<b>Liabilities &amp; Equity</b>			
<u>Other Liabilities</u>			
21000	Prepaid Assessments	3,100.00	
<u>Total Other Liabilities</u>		3,100.00	
<u>Equity</u>			
30000	Reserve Fund	86,664.89	
30001	Roof Replacement Reserve	14,630.00	
31000	Prior Year Retained Earnings	16,737.30	
<u>Total Equity</u>		118,032.19	
<u>Liabilities and Equity</u>			
	Operating Retained Earnings	(4,856.59)	
<u>Total Liabilities and Equity</u>		(4,856.59)	
<i>Total Liabilities &amp; Equity</i>			<u>116,275.60</u>

# Statement of Income and Expense

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

Wednesday, December 14, 2022

12:24

## 59 The Harbours Association

### Operating

	Acct Code	Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
<b>Income</b>							
<b>Assessment Income</b>							
Assessments	40000	12,350.00	12,350.00	135,850.00	135,850.00	148,200.00	12,350.00
Additional Assessment	40005	1,330.00	1,330.00	14,630.00	14,630.00	15,960.00	1,330.00
Total Assessment Income		<u>13,680.00</u>	<u>13,680.00</u>	<u>150,480.00</u>	<u>150,480.00</u>	<u>164,160.00</u>	<u>13,680.00</u>
<b>Other Income</b>							
Interest	40040	25.33	0.00	185.22	0.00	0.00	(185.22)
Late Fees	40050	25.00	0.00	525.00	0.00	0.00	(525.00)
Boat Dock & Kayak Fees	40076	0.00	0.00	100.00	300.00	300.00	200.00
Total Other Income		<u>50.33</u>	<u>0.00</u>	<u>810.22</u>	<u>300.00</u>	<u>300.00</u>	<u>(510.22)</u>
Total Income		<u>13,730.33</u>	<u>13,680.00</u>	<u>151,290.22</u>	<u>150,780.00</u>	<u>164,460.00</u>	<u>13,169.78</u>
<b>Expense</b>							
<b>Administrative</b>							
Copies	50110	65.26	54.17	474.88	595.87	650.00	175.12
Postage	50120	64.11	20.83	225.03	229.13	250.00	24.97
Legal Fees - Other	50145	0.00	41.67	85.50	458.37	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	10,308.43	10,307.88	11,245.00	936.57
Miscellaneous	50240	31.70	58.33	631.80	641.63	700.00	68.20
Website	50245	35.00	35.00	385.00	385.00	420.00	35.00
Total Administrative		<u>1,133.20</u>	<u>1,147.08</u>	<u>13,110.64</u>	<u>13,517.88</u>	<u>14,665.00</u>	<u>1,554.36</u>
<b>Building Maintenance</b>							
Structural	65000	120.00	166.67	11,761.05	1,833.37	2,000.00	(9,761.05)
Electrical	65015	0.00	41.67	129.93	458.37	500.00	370.07
Gutters	65100	3,715.00	291.67	4,811.20	3,208.37	3,500.00	(1,311.20)
Roof Maint/Repairs	65105	0.00	125.00	2,014.62	1,375.00	1,500.00	(514.62)
Plumbing	65110	0.00	50.00	1,432.49	550.00	600.00	(832.49)
Basement/Foundation Repairs	65150	0.00	83.33	143.00	916.63	1,000.00	857.00

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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	458.37	500.00	500.00
Total Building Maintenance		<u>3,835.00</u>	<u>800.01</u>	<u>20,292.29</u>	<u>8,800.11</u>	<u>9,600.00</u>	<u>(10,692.29)</u>
<b>Grounds</b>	<b>Acct Code</b>						
Grounds Maintenance	63000	125.17	216.67	4,589.47	2,383.37	2,600.00	(1,989.47)
Landscape Maintenance	63100	3,363.57	2,863.58	20,544.99	20,045.00	20,045.00	(499.99)
Lawn Fertilization	63110	330.75	196.67	2,478.00	2,163.37	2,360.00	(118.00)
Tree Removal	63135	0.00	500.00	8,030.00	5,500.00	6,000.00	(2,030.00)
Mulch	63145	0.00	0.00	0.00	500.00	500.00	500.00
Wetlands Maintenance	63150	0.00	125.00	335.00	1,375.00	1,500.00	1,165.00
Irrigation	63400	230.00	166.67	2,143.10	1,833.37	2,000.00	(143.10)
Drainage	63510	0.00	0.00	222.85	0.00	0.00	(222.85)
Snow Removal	63600	2,352.00	0.00	9,408.00	9,408.00	11,760.00	2,352.00
Concrete / Sidewalks	63705	400.00	0.00	400.00	0.00	0.00	(400.00)
Asphalt / Parking Lot	63710	0.00	1,066.67	7,426.00	11,733.37	12,800.00	5,374.00
Pest Control	63900	613.56	250.00	3,219.68	2,750.00	3,000.00	(219.68)
Trash Removal	63910	0.00	666.67	5,479.47	7,333.37	8,000.00	2,520.53
Total Grounds		<u>7,415.05</u>	<u>6,051.93</u>	<u>64,276.56</u>	<u>65,024.85</u>	<u>70,565.00</u>	<u>6,288.44</u>
<b>Insurance</b>	<b>Acct Code</b>						
Workers Compensation Insurance	50535	0.00	45.83	550.00	504.13	550.00	0.00
Umbrella Insurance	50550	165.75	0.00	1,326.00	0.00	0.00	(1,326.00)
Directors & Officers Insurance	50555	0.00	148.75	0.00	1,636.25	1,785.00	1,785.00
Liability Insurance	50560	835.66	924.08	9,182.81	10,164.88	11,089.00	1,906.19
Total Insurance		<u>1,001.41</u>	<u>1,118.66</u>	<u>11,058.81</u>	<u>12,305.26</u>	<u>13,424.00</u>	<u>2,365.19</u>
<b>Reserve Accounts</b>	<b>Acct Code</b>						
Reserve Contribution	90000	1,370.50	1,370.50	15,075.50	15,075.50	16,446.00	1,370.50
Roof Replacement Reserve	90001	1,330.00	1,330.00	14,630.00	14,630.00	15,960.00	1,330.00
Reserve Interest	90140	24.47	0.00	174.10	0.00	0.00	(174.10)
Total Reserve Accounts		<u>2,724.97</u>	<u>2,700.50</u>	<u>29,879.60</u>	<u>29,705.50</u>	<u>32,406.00</u>	<u>2,526.40</u>

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### Operating

	Acct Code	Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
<b>Utilities</b>							
Electric	60010	36.61	66.67	541.44	733.37	800.00	258.56
Water	60025	0.00	1,916.67	16,987.47	21,083.37	23,000.00	6,012.53
Total Utilities		<u>36.61</u>	<u>1,983.34</u>	<u>17,528.91</u>	<u>21,816.74</u>	<u>23,800.00</u>	<u>6,271.09</u>
Total Expense		<u>16,146.24</u>	<u>13,801.52</u>	<u>156,146.81</u>	<u>151,170.34</u>	<u>164,460.00</u>	<u>8,313.19</u>
Excess Revenue / Expense		<u>(2,415.91)</u>	<u>(121.52)</u>	<u>(4,856.59)</u>	<u>(390.34)</u>	<u>0.00</u>	<u>(4,856.59)</u>