

FINANCIAL REPORTS  
TO  
THE BOARD OF DIRECTORS

The Harbours  
Association

December 31, 2022

Prepared By:

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Prepared without an audit and for internal purposes only.

## 59 The Harbours Association

## Balance Sheet

Posted 12/31/2022

**Assets**Operating Accounts

10000 Operating 9,584.58

Total Operating Accounts 9,584.58Reserve Accounts

10001 Money Market 104,025.63

Total Reserve Accounts 104,025.63Accounts Receivable

12000 Accounts Receivable 560.00

12050 Additional Assessment 170.00

Total Accounts Receivable 730.00Other Assets

14011 Prepaid Insurance 3,004.31

Total Other Assets 3,004.31*Total Assets*117,344.52**Liabilities & Equity**Other Liabilities

21000 Prepaid Assessments 2,705.00

Total Other Liabilities 2,705.00Equity

30000 Reserve Fund 88,065.63

30001 Roof Replacement Reserve 15,960.00

31000 Prior Year Retained Earnings 16,737.30

Total Equity 120,762.93Liabilities and Equity

Operating Retained Earnings (6,123.41)

Total Liabilities and Equity (6,123.41)*Total Liabilities & Equity*117,344.52

# Statement of Income and Expense

Friday, January 13, 2023 13:07

Posted 12/1/2022 To 12/31/2022 11:59:00 PM

## 59 The Harbours Association

### Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
<b>Income</b>							
<b>Assessment Income</b>	<b>Acct Code</b>						
Assessments	40000	12,350.00	12,350.00	148,200.00	148,200.00	148,200.00	0.00
Additional Assessment	40005	1,330.00	1,330.00	15,960.00	15,960.00	15,960.00	0.00
Total Assessment Income		<u>13,680.00</u>	<u>13,680.00</u>	<u>164,160.00</u>	<u>164,160.00</u>	<u>164,160.00</u>	<u>0.00</u>
<b>Other Income</b>	<b>Acct Code</b>						
Interest	40040	30.99	0.00	216.21	0.00	0.00	(216.21)
Late Fees	40050	50.00	0.00	575.00	0.00	0.00	(575.00)
Boat Dock & Kayak Fees	40076	0.00	0.00	100.00	300.00	300.00	200.00
Miscellaneous Income	40080	360.00	0.00	360.00	0.00	0.00	(360.00)
Total Other Income		<u>440.99</u>	<u>0.00</u>	<u>1,251.21</u>	<u>300.00</u>	<u>300.00</u>	<u>(951.21)</u>
Total Income		<u>14,120.99</u>	<u>13,680.00</u>	<u>165,411.21</u>	<u>164,460.00</u>	<u>164,460.00</u>	<u>(951.21)</u>
<b>Expense</b>							
<b>Administrative</b>	<b>Acct Code</b>						
Copies	50110	14.04	54.13	488.92	650.00	650.00	161.08
Postage	50120	6.51	20.87	231.54	250.00	250.00	18.46
Legal Fees - Other	50145	0.00	41.63	85.50	500.00	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	937.12	11,245.56	11,245.00	11,245.00	(0.56)
Miscellaneous	50240	105.90	58.37	737.70	700.00	700.00	(37.70)
Website	50245	35.00	35.00	420.00	420.00	420.00	0.00
Total Administrative		<u>1,098.58</u>	<u>1,147.12</u>	<u>14,209.22</u>	<u>14,665.00</u>	<u>14,665.00</u>	<u>455.78</u>
<b>Building Maintenance</b>	<b>Acct Code</b>						
Structural	65000	0.00	166.63	11,761.05	2,000.00	2,000.00	(9,761.05)
Electrical	65015	0.00	41.63	129.93	500.00	500.00	370.07
Gutters	65100	0.00	291.63	4,811.20	3,500.00	3,500.00	(1,311.20)
Roof Maint/Repairs	65105	0.00	125.00	2,014.62	1,500.00	1,500.00	(514.62)
Plumbing	65110	0.00	50.00	1,432.49	600.00	600.00	(832.49)

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## 59 The Harbours Association

### Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Basement/Foundation Repairs	65150	0.00	83.37	143.00	1,000.00	1,000.00	857.00
Painting	65200	0.00	41.63	0.00	500.00	500.00	500.00
<b>Total Building Maintenance</b>		<b>0.00</b>	<b>799.89</b>	<b>20,292.29</b>	<b>9,600.00</b>	<b>9,600.00</b>	<b>(10,692.29)</b>
<b>Grounds</b>	<b>Acct Code</b>						
Grounds Maintenance	63000	0.00	216.63	4,589.47	2,600.00	2,600.00	(1,989.47)
Landscape Maintenance	63100	200.00	0.00	20,744.99	20,045.00	20,045.00	(699.99)
Lawn Fertilization	63110	0.00	196.63	2,478.00	2,360.00	2,360.00	(118.00)
Tree Removal	63135	0.00	500.00	8,030.00	6,000.00	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	1,500.00	1,500.00	1,165.00
Irrigation	63400	0.00	166.63	2,143.10	2,000.00	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	2,352.00	11,760.00	11,760.00	11,760.00	0.00
Concrete / Sidewalks	63705	0.00	0.00	400.00	0.00	0.00	(400.00)
Asphalt / Parking Lot	63710	0.00	1,066.63	7,426.00	12,800.00	12,800.00	5,374.00
Pest Control	63900	421.28	250.00	3,640.96	3,000.00	3,000.00	(640.96)
Trash Removal	63910	1,863.15	666.63	7,342.62	8,000.00	8,000.00	657.38
<b>Total Grounds</b>		<b>4,836.43</b>	<b>5,540.15</b>	<b>69,112.99</b>	<b>70,565.00</b>	<b>70,565.00</b>	<b>1,452.01</b>
<b>Insurance</b>	<b>Acct Code</b>						
Workers Compensation Insurance	50535	0.00	45.87	550.00	550.00	550.00	0.00
Umbrella Insurance	50550	165.75	0.00	1,491.75	0.00	0.00	(1,491.75)
Directors & Officers Insurance	50555	0.00	148.75	0.00	1,785.00	1,785.00	1,785.00
Liability Insurance	50560	835.66	924.12	10,018.47	11,089.00	11,089.00	1,070.53
<b>Total Insurance</b>		<b>1,001.41</b>	<b>1,118.74</b>	<b>12,060.22</b>	<b>13,424.00</b>	<b>13,424.00</b>	<b>1,363.78</b>
<b>Reserve Accounts</b>	<b>Acct Code</b>						
Reserve Contribution	90000	1,370.50	1,370.50	16,446.00	16,446.00	16,446.00	0.00
Roof Replacement Reserve	90001	1,330.00	1,330.00	15,960.00	15,960.00	15,960.00	0.00
Reserve Interest	90140	30.24	0.00	204.34	0.00	0.00	(204.34)

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## 59 The Harbours Association

### Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Total Reserve Accounts		2,730.74	2,700.50	32,610.34	32,406.00	32,406.00	(204.34)
<b>Utilities</b>	<b>Acct Code</b>						
Electric	60010	35.79	66.63	577.23	800.00	800.00	222.77
Water	60025	5,684.86	1,916.63	22,672.33	23,000.00	23,000.00	327.67
Total Utilities		5,720.65	1,983.26	23,249.56	23,800.00	23,800.00	550.44
Total Expense		15,387.81	13,289.66	171,534.62	164,460.00	164,460.00	(7,074.62)
Excess Revenue / Expense		(1,266.82)	390.34	(6,123.41)	0.00	0.00	(6,123.41)