

FINANCIAL REPORTS  
TO  
THE BOARD OF DIRECTORS

The Harbours  
Association

August 31, 2023

Prepared By:

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Prepared without an audit and for internal purposes only.

## 59 The Harbours Association

## Balance Sheet

Posted 08/31/2023

**Assets**Operating Accounts

10000 Operating 11,662.77

Total Operating Accounts 11,662.77Reserve Accounts

10001 Money Market 54,704.78

10200 CIT CD 12 mo. 4.0% 4/11/24 70,942.12

Total Reserve Accounts 125,646.90Accounts Receivable

12000 Accounts Receivable 834.54

12050 Additional Assessment 316.75

Total Accounts Receivable 1,151.29Other Assets

14011 Prepaid Insurance 7,984.10

Total Other Assets 7,984.10*Total Assets*146,445.06**Liabilities & Equity**Other Liabilities

21000 Prepaid Assessments 4,172.00

Total Other Liabilities 4,172.00Equity

30000 Reserve Fund 99,046.90

30001 Roof Replacement Reserve 26,600.00

31000 Prior Year Retained Earnings 10,613.89

Total Equity 136,260.79Liabilities and Equity

Operating Retained Earnings 6,012.27

Total Liabilities and Equity 6,012.27*Total Liabilities & Equity*146,445.06

# Statement of Income and Expense

Tuesday, September 12, 2023 17:02

Posted 8/1/2023 To 8/31/2023 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	98,800.00	98,800.00	148,200.00	49,400.00
Additional Assessment	40005	1,330.00	1,330.00	10,640.00	10,640.00	15,960.00	5,320.00
Total Assessment Income		13,680.00	13,680.00	109,440.00	109,440.00	164,160.00	54,720.00
<b>Other Income</b>		<b>Acct Code</b>					
Interest	40040	254.56	0.00	1,108.11	0.00	0.00	(1,108.11)
Late Fees	40050	25.00	0.00	375.00	0.00	0.00	(375.00)
Boat Dock & Kayak Fees	40076	0.00	0.00	250.00	300.00	300.00	50.00
Total Other Income		279.56	0.00	1,733.11	300.00	300.00	(1,433.11)
Total Income		13,959.56	13,680.00	111,173.11	109,740.00	164,460.00	53,286.89
<b>Expense</b>							
<b>Administrative</b>		<b>Acct Code</b>					
Copies	50110	96.56	54.17	389.90	433.36	650.00	260.10
Postage	50120	33.39	14.58	103.20	116.64	175.00	71.80
Audit/Tax	50160	0.00	0.00	1,050.00	1,000.00	1,000.00	(50.00)
Management Services	50200	983.99	983.99	7,871.92	7,871.92	11,807.00	3,935.08
Miscellaneous	50240	24.70	58.33	331.35	466.64	700.00	368.65
Website	50245	35.00	35.00	280.00	280.00	420.00	140.00
Total Administrative		1,173.64	1,146.07	10,026.37	10,168.56	14,752.00	4,725.63
<b>Building Maintenance</b>		<b>Acct Code</b>					
Structural	65000	0.00	208.33	1,467.85	1,666.64	2,500.00	1,032.15
Electrical	65015	0.00	0.00	175.00	0.00	0.00	(175.00)
Gutters	65100	837.50	125.00	913.75	1,000.00	1,500.00	586.25
Roof Maint/Repairs	65105	0.00	208.33	1,455.00	1,666.64	2,500.00	1,045.00
Plumbing	65110	0.00	83.33	469.15	666.64	1,000.00	530.85
Basement/Foundation Repairs	65150	660.91	0.00	660.91	0.00	0.00	(660.91)
Painting	65200	0.00	41.67	0.00	333.36	500.00	500.00
Total Building Maintenance		1,498.41	666.66	5,141.66	5,333.28	8,000.00	2,858.34

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Tuesday, September 12, 2023

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## 59 The Harbours Association

### Operating

	<u>Acct Code</u>	Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
<b>Grounds</b>							
Grounds Maintenance	63000	0.00	284.25	5,174.22	2,274.00	3,411.00	(1,763.22)
Landscape Maintenance	63100	2,863.57	2,877.57	11,454.28	11,510.28	20,143.00	8,688.72
Lawn Fertilization	63110	352.24	206.67	1,582.29	1,653.36	2,480.00	897.71
Tree Removal	63135	815.00	333.33	3,155.00	2,666.64	4,000.00	845.00
Wetlands Maintenance	63150	0.00	41.67	710.62	333.36	500.00	(210.62)
Irrigation	63400	337.02	166.67	2,137.42	1,333.36	2,000.00	(137.42)
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	1,416.67	9,916.00	11,333.36	17,000.00	7,084.00
Pest Control	63900	955.61	250.00	2,440.00	2,000.00	3,000.00	560.00
Trash Removal	63910	0.00	666.67	3,839.28	5,333.36	8,000.00	4,160.72
<b>Total Grounds</b>		<b>5,323.44</b>	<b>6,243.50</b>	<b>47,465.11</b>	<b>47,845.72</b>	<b>72,294.00</b>	<b>24,828.89</b>
<b>Insurance</b>							
Workers Compensation Insurance	50535	0.00	45.83	550.00	366.64	550.00	0.00
Umbrella Insurance	50550	172.25	82.92	1,358.50	663.36	995.00	(363.50)
Directors & Officers Insurance	50555	0.00	165.75	0.00	1,326.00	1,989.00	1,989.00
Liability Insurance	50560	968.33	958.33	7,348.71	7,666.64	11,500.00	4,151.29
<b>Total Insurance</b>		<b>1,140.58</b>	<b>1,252.83</b>	<b>9,257.21</b>	<b>10,022.64</b>	<b>15,034.00</b>	<b>5,776.79</b>
<b>Reserve Accounts</b>							
Reserve Contribution	90000	1,235.00	1,235.00	9,880.00	9,880.00	14,820.00	4,940.00
Roof Replacement Reserve	90001	1,330.00	1,330.00	10,640.00	10,640.00	15,960.00	5,320.00
Reserve Interest	90140	253.95	0.00	1,101.27	0.00	0.00	(1,101.27)
<b>Total Reserve Accounts</b>		<b>2,818.95</b>	<b>2,565.00</b>	<b>21,621.27</b>	<b>20,520.00</b>	<b>30,780.00</b>	<b>9,158.73</b>
<b>Utilities</b>							
Electric	60010	73.88	50.00	389.07	400.00	600.00	210.93
Water	60025	0.00	1,916.67	11,260.15	15,333.36	23,000.00	11,739.85
<b>Total Utilities</b>		<b>73.88</b>	<b>1,966.67</b>	<b>11,649.22</b>	<b>15,733.36</b>	<b>23,600.00</b>	<b>11,950.78</b>
<b>Total Expense</b>		<b>12,028.90</b>	<b>13,840.73</b>	<b>105,160.84</b>	<b>109,623.56</b>	<b>164,460.00</b>	<b>59,299.16</b>

# Statement of Income and Expense

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## 59 The Harbours Association

### Operating

	Month		Year		Annual	Remainder
	Actual	Budget	Actual	Budget		
Excess Revenue / Expense	1,930.66	(160.73)	6,012.27	116.44	0.00	6,012.27