

FINANCIAL REPORTS  
TO  
THE BOARD OF DIRECTORS

The Harbours Association

April 30, 2026

Prepared By:

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Prepared without an audit and for internal purposes only.

59 The Harbours Association

Balance Sheet

Posted 04/30/2026

**Assets**

Operating Accounts

10000 Operating 21,624.22

Total Operating Accounts 21,624.22

Reserve Accounts

10001 Money Market 83,667.42

10201 First Citizens CD #2, 9-month, 3.6%, 9/11/26 75,229.65

Total Reserve Accounts 158,897.07

Accounts Receivable

12000 Accounts Receivable 9,160.18

12100 A/R Special Assessment 3,096.01

Total Accounts Receivable 12,256.19

Other Assets

14011 Prepaid Insurance 4,215.67

Total Other Assets 4,215.67

*Total Assets*

196,993.15

**Liabilities & Equity**

Other Liabilities

20002 First Citizens Loan Payable 89,258.37

21000 Prepaid Assessments 13,705.08

Total Other Liabilities 102,963.45

Equity

30000 Reserve Fund 118,652.19

30001 Roof Replacement Reserve 21,574.00

30002 Boat Dock Reserve Fund 18,670.88

31000 Prior Year Retained Earnings (87,956.19)

Total Equity 70,940.88

Liabilities and Equity

Operating Retained Earnings 23,088.82

Total Liabilities and Equity 23,088.82

*Total Liabilities & Equity*

196,993.15

# Statement of Income and Expense

Tuesday, May 5, 2026

9:20

Posted 4/1/2026 To 4/30/2026 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	14,820.00	14,820.00	59,280.00	59,280.00	177,840.00	118,560.00
Special Assessment - Loan	40006	1,825.42	1,932.56	7,301.68	7,730.24	23,190.72	15,889.04
<b>Total Assessment Income</b>		<b>16,645.42</b>	<b>16,752.56</b>	<b>66,581.68</b>	<b>67,010.24</b>	<b>201,030.72</b>	<b>134,449.04</b>
<b>Other Income</b>	<b>Acct Code</b>						
Fines	40030	0.00	0.00	50.00	0.00	0.00	(50.00)
Interest	40040	240.88	0.00	310.54	0.00	0.00	(310.54)
Late Fees	40050	75.00	0.00	375.00	0.00	0.00	(375.00)
<b>Total Other Income</b>		<b>315.88</b>	<b>0.00</b>	<b>735.54</b>	<b>0.00</b>	<b>0.00</b>	<b>(735.54)</b>
<b>Total Income</b>		<b>16,961.30</b>	<b>16,752.56</b>	<b>67,317.22</b>	<b>67,010.24</b>	<b>201,030.72</b>	<b>133,713.50</b>
<b>Expense</b>							
<b>Administrative</b>	<b>Acct Code</b>						
Loan Payment	50050	0.00	1,416.67	0.00	5,666.68	17,000.00	17,000.00
Copies	50110	24.48	58.33	208.76	233.32	700.00	491.24
Postage	50120	4.44	22.92	59.66	91.68	275.00	215.34
Legal Fees - Other	50145	0.00	125.00	420.00	500.00	1,500.00	1,080.00
Audit/Tax	50160	0.00	1,100.00	0.00	1,100.00	1,100.00	1,100.00
Management Services	50200	1,139.09	1,139.09	4,556.36	4,556.36	13,669.08	9,112.72
Assessment Service Fee	50201	0.00	31.67	0.00	126.68	380.00	380.00
Miscellaneous	50240	57.20	83.33	343.95	333.32	1,000.00	656.05
Website	50245	35.00	35.00	140.00	140.00	420.00	280.00
<b>Total Administrative</b>		<b>1,260.21</b>	<b>4,012.01</b>	<b>5,728.73</b>	<b>12,748.04</b>	<b>36,044.08</b>	<b>30,315.35</b>
<b>Building Maintenance</b>	<b>Acct Code</b>						
Structural	65000	0.00	225.00	180.00	900.00	2,700.00	2,520.00
Electrical	65015	0.00	41.67	0.00	166.68	500.00	500.00
Gutters	65100	0.00	166.67	0.00	666.68	2,000.00	2,000.00
Plumbing	65110	0.00	58.33	495.00	233.32	700.00	205.00
<b>Total Building Maintenance</b>		<b>0.00</b>	<b>491.67</b>	<b>675.00</b>	<b>1,966.68</b>	<b>5,900.00</b>	<b>5,225.00</b>

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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	416.67	76.31	1,666.68	5,000.00	4,923.69
Landscape Maintenance	63100	0.00	0.00	0.00	0.00	25,000.00	25,000.00
Lawn Fertilization	63110	379.14	245.94	379.14	983.76	2,951.30	2,572.16
Tree Pruning	63130	0.00	275.00	2,700.00	1,100.00	3,300.00	600.00
Tree Removal	63135	0.00	333.33	0.00	1,333.32	4,000.00	4,000.00
Mulch	63145	0.00	0.00	0.00	0.00	500.00	500.00
Irrigation	63400	0.00	233.33	0.00	933.32	2,800.00	2,800.00
Snow Removal	63600	0.00	2,472.00	7,416.00	9,888.00	12,360.00	4,944.00
Asphalt / Parking Lot	63710	0.00	1,585.42	0.00	6,341.68	19,025.00	19,025.00
Pest Control	63900	576.46	291.67	1,200.84	1,166.68	3,500.00	2,299.16
Trash Removal	63910	0.00	791.67	2,398.08	3,166.68	9,500.00	7,101.92
<b>Total Grounds</b>		<u>955.60</u>	<u>6,645.03</u>	<u>14,170.37</u>	<u>26,580.12</u>	<u>87,936.30</u>	<u>73,765.93</u>
<b>Insurance</b>							
Workers Compensation Insurance	50535	0.00	45.83	550.00	183.32	550.00	0.00
Directors & Officers Insurance	50555	0.00	230.75	2,522.00	923.00	2,769.00	247.00
Liability Insurance	50560	1,412.33	1,717.17	5,633.33	6,868.68	20,606.00	14,972.67
<b>Total Insurance</b>		<u>1,412.33</u>	<u>1,993.75</u>	<u>8,705.33</u>	<u>7,975.00</u>	<u>23,925.00</u>	<u>15,219.67</u>
<b>Loan</b>							
Loan Interest Expense	59000	479.62	370.11	1,913.29	1,480.44	4,441.34	2,528.05
<b>Total Loan</b>		<u>479.62</u>	<u>370.11</u>	<u>1,913.29</u>	<u>1,480.44</u>	<u>4,441.34</u>	<u>2,528.05</u>
<b>Reserve Accounts</b>							
Reserve Contribution	90000	1,482.00	1,482.00	5,928.00	5,928.00	17,784.00	11,856.00
Reserve Interest	90140	239.79	0.00	307.50	0.00	0.00	(307.50)
<b>Total Reserve Accounts</b>		<u>1,721.79</u>	<u>1,482.00</u>	<u>6,235.50</u>	<u>5,928.00</u>	<u>17,784.00</u>	<u>11,548.50</u>
<b>Utilities</b>							
Electric	60010	60.97	83.33	331.50	333.32	1,000.00	668.50
Water	60025	0.00	2,000.00	6,468.68	8,000.00	24,000.00	17,531.32

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### Operating

	Month		Year		Annual	Remainder
	Actual	Budget	Actual	Budget		
Total Utilities	60.97	2,083.33	6,800.18	8,333.32	25,000.00	18,199.82
Total Expense	5,890.52	17,077.90	44,228.40	65,011.60	201,030.72	156,802.32
Excess Revenue / Expense	11,070.78	(325.34)	23,088.82	1,998.64	0.00	23,088.82