

FINANCIAL REPORTS TO THE BOARD OF DIRECTORS

The Harbours Association

June 30, 2026

Prepared By:

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Prepared without an audit and for internal purposes only.

59 The Harbours Association

Balance Sheet

Posted 06/30/2026

Assets

Operating Accounts

10000	Operating	50,349.91
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<u>Total Operating Accounts</u>		<u>50,349.91</u>
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Reserve Accounts

10001	Money Market	85,562.75
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10201	First Citizens CD #2, 9-month, 3.6%, 9/11/26	75,683.61
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<u>Total Reserve Accounts</u>		<u>161,246.36</u>
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Accounts Receivable

12000	Accounts Receivable	9,716.40
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12050	Additional Assessment	14,610.00
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12100	A/R Special Assessment	3,636.89
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<u>Total Accounts Receivable</u>		<u>27,963.29</u>
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Other Assets

14011	Prepaid Insurance	4,221.01
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<u>Total Other Assets</u>		<u>4,221.01</u>
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Total Assets

243,780.57

Liabilities & Equity

Other Liabilities

20002	First Citizens Loan Payable	86,607.96
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21000	Prepaid Assessments	6,268.54
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<u>Total Other Liabilities</u>		<u>92,876.50</u>
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Equity

30000	Reserve Fund	121,001.48
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30001	Roof Replacement Reserve	21,574.00
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30002	Boat Dock Reserve Fund	18,670.88
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31000	Prior Year Retained Earnings	(87,956.19)
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<u>Total Equity</u>		<u>73,290.17</u>
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Liabilities and Equity

Operating Retained Earnings	77,613.90
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<u>Total Liabilities and Equity</u>	<u>77,613.90</u>
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Total Liabilities & Equity

243,780.57

Statement of Income and Expense

Monday, July 6, 2026

11:27

Posted 6/1/2026 To 6/30/2026 11:59:00 PM

59 The Harbours Association

Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Income							
<u>Assessment Income</u>	<u>Acct Code</u>						
Assessments	40000	14,820.00	14,820.00	88,920.00	88,920.00	177,840.00	88,920.00
Additional Assessment	40005	60,000.00	0.00	60,000.00	0.00	0.00	(60,000.00)
Special Assessment - Loan	40006	1,825.42	1,932.56	10,952.52	11,595.36	23,190.72	12,238.20
Total Assessment Income		76,645.42	16,752.56	159,872.52	100,515.36	201,030.72	41,158.20
<u>Other Income</u>	<u>Acct Code</u>						
Fines	40030	25.00	0.00	75.00	0.00	0.00	(75.00)
Interest	40040	242.73	0.00	788.11	0.00	0.00	(788.11)
Late Fees	40050	50.00	0.00	525.00	0.00	0.00	(525.00)
Boat Dock & Kayak Fees	40076	0.00	0.00	250.00	0.00	0.00	(250.00)
Transfer from Reserves	45000	33.00	0.00	1,089.68	0.00	0.00	(1,089.68)
Total Other Income		350.73	0.00	2,727.79	0.00	0.00	(2,727.79)
Total Income		76,996.15	16,752.56	162,600.31	100,515.36	201,030.72	38,430.41
Expense							
<u>Administrative</u>	<u>Acct Code</u>						
Loan Payment	50050	0.00	1,416.67	0.00	8,500.02	17,000.00	17,000.00
Copies	50110	214.20	58.33	462.56	349.98	700.00	237.44
Postage	50120	22.78	22.92	90.58	137.52	275.00	184.42
Legal Fees - Other	50145	0.00	125.00	420.00	750.00	1,500.00	1,080.00
Audit/Tax	50160	0.00	0.00	0.00	1,100.00	1,100.00	1,100.00
Management Services	50200	1,139.09	1,139.09	6,834.54	6,834.54	13,669.08	6,834.54
Assessment Service Fee	50201	0.00	31.67	0.00	190.02	380.00	380.00
Miscellaneous	50240	43.00	83.33	459.35	499.98	1,000.00	540.65
Website	50245	35.00	35.00	210.00	210.00	420.00	210.00
Total Administrative		1,454.07	2,912.01	8,477.03	18,572.06	36,044.08	27,567.05
<u>Building Maintenance</u>	<u>Acct Code</u>						
Structural	65000	0.00	225.00	180.00	1,350.00	2,700.00	2,520.00

Statement of Income and Expense

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Electrical	65015	0.00	41.67	0.00	250.02	500.00	500.00
Gutters	65100	0.00	166.67	0.00	1,000.02	2,000.00	2,000.00
Plumbing	65110	0.00	58.33	3,727.00	349.98	700.00	(3,027.00)
Total Building Maintenance		0.00	491.67	3,907.00	2,950.02	5,900.00	1,993.00
Grounds	Acct Code						
Grounds Maintenance	63000	0.00	416.67	76.31	2,500.02	5,000.00	4,923.69
Landscape Maintenance	63100	6,682.24	3,571.43	6,682.24	7,142.86	25,000.00	18,317.76
Lawn Fertilization	63110	0.00	245.94	758.28	1,475.64	2,951.30	2,193.02
Tree Pruning	63130	0.00	275.00	2,700.00	1,650.00	3,300.00	600.00
Tree Removal	63135	0.00	333.33	0.00	1,999.98	4,000.00	4,000.00
Mulch	63145	0.00	500.00	0.00	500.00	500.00	500.00
Irrigation	63400	637.00	233.33	637.00	1,399.98	2,800.00	2,163.00
Snow Removal	63600	0.00	0.00	7,416.00	9,888.00	12,360.00	4,944.00
Asphalt / Parking Lot	63710	5,797.50	1,585.42	12,104.16	9,512.52	19,025.00	6,920.84
Pest Control	63900	86.46	291.67	1,593.76	1,750.02	3,500.00	1,906.24
Trash Removal	63910	0.00	791.67	2,398.08	4,750.02	9,500.00	7,101.92
Total Grounds		13,203.20	8,244.46	34,365.83	42,569.04	87,936.30	53,570.47
Insurance	Acct Code						
Workers Compensation Insurance	50535	0.00	45.83	550.00	274.98	550.00	0.00
Directors & Officers Insurance	50555	0.00	230.75	2,522.00	1,384.50	2,769.00	247.00
Liability Insurance	50560	1,412.33	1,717.17	8,457.99	10,303.02	20,606.00	12,148.01
Total Insurance		1,412.33	1,993.75	11,529.99	11,962.50	23,925.00	12,395.01
Loan	Acct Code						
Loan Interest Expense	59000	465.66	370.11	2,836.40	2,220.66	4,441.34	1,604.94
Total Loan		465.66	370.11	2,836.40	2,220.66	4,441.34	1,604.94
Reserve Accounts	Acct Code						
Reserve Contribution	90000	1,482.00	1,482.00	8,892.00	8,892.00	17,784.00	8,892.00
Reserve Interest	90140	241.44	0.00	782.47	0.00	0.00	(782.47)

Statement of Income and Expense

Posted 6/1/2026 To 6/30/2026 11:59:00 PM

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Total Reserve Accounts		1,723.44	1,482.00	9,674.47	8,892.00	17,784.00	8,109.53
Reserve Expenses	Acct Code						
Boat Dock Fund	80010	0.00	0.00	1,006.68	0.00	0.00	(1,006.68)
Total Reserve Expenses		0.00	0.00	1,006.68	0.00	0.00	(1,006.68)
Utilities	Acct Code						
Electric	60010	118.80	83.33	519.32	499.98	1,000.00	480.68
Water	60025	6,201.01	2,000.00	12,669.69	12,000.00	24,000.00	11,330.31
Total Utilities		6,319.81	2,083.33	13,189.01	12,499.98	25,000.00	11,810.99
Total Expense		24,578.51	17,577.33	84,986.41	99,666.26	201,030.72	116,044.31
Excess Revenue / Expense		52,417.64	(824.77)	77,613.90	849.10	0.00	77,613.90