

FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

The Harbours
Association

January 31, 2023

Prepared By:

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Prepared without an audit and for internal purposes only.

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Balance Sheet

Posted 01/31/2023

AssetsOperating Accounts

10000 Operating 18,013.80

Total Operating Accounts 18,013.80Reserve Accounts

10001 Money Market 106,621.61

Total Reserve Accounts 106,621.61Accounts Receivable

12000 Accounts Receivable 460.00

12050 Additional Assessment 200.00

Total Accounts Receivable 660.00Other Assets

14011 Prepaid Insurance 2,002.90

Total Other Assets 2,002.90*Total Assets*127,298.31**Liabilities & Equity**Other Liabilities

21000 Prepaid Assessments 3,942.00

Total Other Liabilities 3,942.00Equity

30000 Reserve Fund 89,331.61

30001 Roof Replacement Reserve 17,290.00

31000 Prior Year Retained Earnings 10,613.89

Total Equity 117,235.50Liabilities and Equity

Operating Retained Earnings 6,120.81

Total Liabilities and Equity 6,120.81*Total Liabilities & Equity*127,298.31

Statement of Income and Expense

Posted 1/1/2023 To 1/31/2023 11:59:00 PM

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Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Income							
Assessment Income		Acct Code					
Assessments	40000	12,350.00	12,350.00	12,350.00	12,350.00	148,200.00	135,850.00
Additional Assessment	40005	1,330.00	1,330.00	1,330.00	1,330.00	15,960.00	14,630.00
Total Assessment Income		13,680.00	13,680.00	13,680.00	13,680.00	164,160.00	150,480.00
Other Income		Acct Code					
Interest	40040	31.67	0.00	31.67	0.00	0.00	(31.67)
Late Fees	40050	75.00	0.00	75.00	0.00	0.00	(75.00)
Boat Dock & Kayak Fees	40076	0.00	0.00	0.00	0.00	300.00	300.00
Total Other Income		106.67	0.00	106.67	0.00	300.00	193.33
Total Income		13,786.67	13,680.00	13,786.67	13,680.00	164,460.00	150,673.33
Expense							
Administrative		Acct Code					
Copies	50110	13.32	54.17	13.32	54.17	650.00	636.68
Postage	50120	2.28	14.58	2.28	14.58	175.00	172.72
Audit/Tax	50160	0.00	0.00	0.00	0.00	1,000.00	1,000.00
Management Services	50200	983.99	983.99	983.99	983.99	11,807.00	10,823.01
Miscellaneous	50240	46.35	58.33	46.35	58.33	700.00	653.65
Website	50245	35.00	35.00	35.00	35.00	420.00	385.00
Total Administrative		1,080.94	1,146.07	1,080.94	1,146.07	14,752.00	13,671.06
Building Maintenance		Acct Code					
Structural	65000	0.00	208.33	0.00	208.33	2,500.00	2,500.00
Gutters	65100	0.00	125.00	0.00	125.00	1,500.00	1,500.00
Roof Maint/Repairs	65105	0.00	208.33	0.00	208.33	2,500.00	2,500.00
Plumbing	65110	0.00	83.33	0.00	83.33	1,000.00	1,000.00
Painting	65200	0.00	41.67	0.00	41.67	500.00	500.00
Total Building Maintenance		0.00	666.66	0.00	666.66	8,000.00	8,000.00
Grounds		Acct Code					
Grounds Maintenance	63000	0.00	284.25	0.00	284.25	3,411.00	3,411.00

Statement of Income and Expense

Tuesday, February 7, 2023 12:26

Posted 1/1/2023 To 1/31/2023 11:59:00 PM

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Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Landscape Maintenance	63100	0.00	0.00	0.00	0.00	20,143.00	20,143.00
Lawn Fertilization	63110	0.00	206.67	0.00	206.67	2,480.00	2,480.00
Tree Removal	63135	0.00	333.33	0.00	333.33	4,000.00	4,000.00
Wetlands Maintenance	63150	0.00	41.67	0.00	41.67	500.00	500.00
Irrigation	63400	0.00	166.67	0.00	166.67	2,000.00	2,000.00
Snow Removal	63600	2,352.00	2,352.00	2,352.00	2,352.00	11,760.00	9,408.00
Asphalt / Parking Lot	63710	0.00	1,416.67	0.00	1,416.67	17,000.00	17,000.00
Pest Control	63900	599.28	250.00	599.28	250.00	3,000.00	2,400.72
Trash Removal	63910	0.00	666.67	0.00	666.67	8,000.00	8,000.00
Total Grounds		2,951.28	5,717.93	2,951.28	5,717.93	72,294.00	69,342.72
<u>Insurance</u>	<u>Acct Code</u>						
Workers Compensation Insurance	50535	0.00	45.83	0.00	45.83	550.00	550.00
Umbrella Insurance	50550	165.75	82.92	165.75	82.92	995.00	829.25
Directors & Officers Insurance	50555	0.00	165.75	0.00	165.75	1,989.00	1,989.00
Liability Insurance	50560	835.66	958.33	835.66	958.33	11,500.00	10,664.34
Total Insurance		1,001.41	1,252.83	1,001.41	1,252.83	15,034.00	14,032.59
<u>Reserve Accounts</u>	<u>Acct Code</u>						
Reserve Contribution	90000	1,235.00	1,235.00	1,235.00	1,235.00	14,820.00	13,585.00
Roof Replacement Reserve	90001	1,330.00	1,330.00	1,330.00	1,330.00	15,960.00	14,630.00
Reserve Interest	90140	30.98	0.00	30.98	0.00	0.00	(30.98)
Total Reserve Accounts		2,595.98	2,565.00	2,595.98	2,565.00	30,780.00	28,184.02
<u>Utilities</u>	<u>Acct Code</u>						
Electric	60010	36.25	50.00	36.25	50.00	600.00	563.75
Water	60025	0.00	1,916.67	0.00	1,916.67	23,000.00	23,000.00
Total Utilities		36.25	1,966.67	36.25	1,966.67	23,600.00	23,563.75
Total Expense		7,665.86	13,315.16	7,665.86	13,315.16	164,460.00	156,794.14
Excess Revenue / Expense		6,120.81	364.84	6,120.81	364.84	0.00	6,120.81