

Grand Harbor Community Association, Inc.

Balance Sheet For June 2021

Operating Accounts

01015 - Center State Bank - Operating Account	\$137,756.95	
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Total Operating Accounts

		\$137,756.95
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Reserve Accounts

01070 - Reserve Account	\$638,063.08	
01100 - Due From Operating Fund	\$186,314.75	
01110 - Due From Developer Reserves	\$975.79	

Total Reserve Accounts

		\$825,353.62
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Accounts Receivable

01310 - Accounts Receivable	\$44,469.67	
01313 - Allow For Doubtful Account	(\$6,003.00)	
01320 - Due To/From Developer	\$604,092.65	
01325 - A/R Other	\$8,928.51	

Total Accounts Receivable

		\$651,487.83
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Other Assets

01610 - Prepaid Insurance	\$67,913.23	
01620 - Deposits - Electric	\$4,929.02	
01625 - Deposits - Water	\$175.00	

Total Other Assets

		\$73,017.25
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Total Asset

		<u>\$1,687,615.65</u>
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Current Liabilities

03010 - Accounts Payable	\$156,938.90	
03310 - Prepaid Owner Assessments	\$67,849.82	
03315 - Deferred Revenue	\$30,075.00	
03350 - Due To Replacement Fund	\$186,314.75	

Total Current Liabilities

		\$441,178.47
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Reserves

05020 - Pooled Reserves	\$487,392.23	
05030 - Road Resurfacing Reserves	(\$47,364.33)	
05050 - Comcast Contribution Reserves	\$178,183.17	
05060 - Prior Balance Reserve Fund	\$37,033.02	
05070 - Arrears Reserves	\$40,136.00	
05080 - Reserve Interest	\$518.92	

Total Reserves

		\$695,899.01
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Equity

05510 - Retained Earnings	\$62,849.02	
05515 - Prior Year Retained Earnings	\$487,689.15	

Total Equity

		<u>\$550,538.17</u>
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Total Liability / Equity

		<u>\$1,687,615.65</u>
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Grand Harbor Community Association, Inc.

Statement of Revenues and Expenses 6/1/2021 - 6/30/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
06310 - Maintenance Assessment Income	273,167.72	272,378.75	788.97	1,639,300.49	1,634,272.50	5,027.99	3,268,545.00
06320 - Security Gate Income	6,990.00	7,175.67	(185.67)	38,837.33	43,054.02	(4,216.69)	86,108.00
06330 - Working Capital Contributions	374.00	375.00	(1.00)	4,372.74	2,250.00	2,122.74	4,500.00
Total Income	280,531.72	279,929.42	602.30	1,682,510.56	1,679,576.52	2,934.04	3,359,153.00
Total Income	280,531.72	279,929.42	602.30	1,682,510.56	1,679,576.52	2,934.04	3,359,153.00

Operating Expense

General and Administrative Expenses

07100 - Management Fees	14,154.00	14,166.67	12.67	84,924.00	85,000.02	76.02	170,000.00
07150 - Legal Fees	7,736.25	2,500.00	(5,236.25)	102,187.58	15,000.00	(87,187.58)	30,000.00
07200 - Accounting Fees C.P.A.	-	1,000.00	1,000.00	9,474.00	6,000.00	(3,474.00)	12,000.00
07250 - Insurance-All	9,793.08	5,833.33	(3,959.75)	58,758.52	34,999.98	(23,758.54)	70,000.00
07400 - Administration Expenses	230.22	125.00	(105.22)	1,060.08	750.00	(310.08)	1,500.00
Total General and Administrative Expenses	31,913.55	23,625.00	(8,288.55)	256,404.18	141,750.00	(114,654.18)	283,500.00

Security Expenses

08010 - Security Provider Contract	48,411.13	49,350.75	939.62	294,210.65	296,104.50	1,893.85	592,209.00
08020 - Security - Special Events	-	83.33	83.33	-	499.98	499.98	1,000.00
08030 - Guard House Supplies & Equipment	2,011.49	2,234.83	223.34	11,084.24	13,408.98	2,324.74	26,818.00
08040 - Guard House - Water/Sewer	512.12	178.17	(333.95)	1,938.85	1,069.02	(869.83)	2,138.00
08050 - Guard House - Phone	3,091.41	1,796.42	(1,294.99)	7,127.53	10,778.52	3,650.99	21,557.00
08060 - Security Gate Expense	565.17	4,352.58	3,787.41	4,625.09	26,115.48	21,490.39	52,231.00
Total Security Expenses	54,591.32	57,996.08	3,404.76	318,986.36	347,976.48	28,990.12	695,953.00

Landscape Expenses

08110 - Lake & Estuary Maintenance	22,843.90	18,922.08	(3,921.82)	97,446.87	113,532.48	16,085.61	227,065.00
08120 - Lake Bank Planting	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00
08130 - Mangrove Trimming	3,150.00	11,636.83	8,486.83	76,265.00	69,820.98	(6,444.02)	139,642.00
08140 - Invasive - Removal	-	2,124.83	2,124.83	-	12,748.98	12,748.98	25,498.00
08150 - Irrigation Repair Parts & Labor	7,905.10	3,753.00	(4,152.10)	38,863.15	22,518.00	(16,345.15)	45,036.00
08160 - Lawn Care	46,075.00	37,536.00	(8,539.00)	259,780.00	225,216.00	(34,564.00)	450,432.00
08170 - Mulch	-	3,500.00	3,500.00	-	21,000.00	21,000.00	42,000.00
08180 - Tree & Plant Replacement	1,250.00	1,381.25	131.25	6,344.00	8,287.50	1,943.50	16,575.00
08190 - Annuals	-	1,511.92	1,511.92	-	9,071.52	9,071.52	18,143.00
08200 - Tree Pruning	21,025.00	8,780.92	(12,244.08)	26,825.00	52,685.52	25,860.52	105,371.00
Total Landscape Expenses	102,249.00	89,563.50	(12,685.50)	505,524.02	537,381.00	31,856.98	1,074,762.00

Grand Harbor Community Association, Inc.

Statement of Revenues and Expenses 6/1/2021 - 6/30/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Utility Expenses							
08310 - Cable TV	50,723.86	48,001.00	(2,722.86)	308,804.09	288,006.00	(20,798.09)	576,012.00
08320 - Electric	2,868.76	3,051.08	182.32	18,446.83	18,306.48	(140.35)	36,613.00
08330 - River Course Pump	1,898.02	2,100.00	201.98	10,527.92	12,600.00	2,072.08	25,200.00
08340 - Reclaimed Pump - Electric	385.42	458.33	72.91	1,735.64	2,749.98	1,014.34	5,500.00
Total Utility Expenses	55,876.06	53,610.41	(2,265.65)	339,514.48	321,662.46	(17,852.02)	643,325.00
Repair & Maintenance Expenses							
08410 - Fountain Maintenance	(6,008.21)	1,395.50	7,403.71	8,276.47	8,373.00	96.53	16,746.00
08420 - Maintenance Services	6,936.82	4,049.67	(2,887.15)	41,303.92	24,298.02	(17,005.90)	48,596.00
08421 - Deferred Maintenance Claim	-	-	-	10,549.09	-	(10,549.09)	-
08430 - Christmas Lights	-	1,439.25	1,439.25	-	8,635.50	8,635.50	17,271.00
08440 - Maintenance Supplies	2,889.04	750.00	(2,139.04)	5,465.60	4,500.00	(965.60)	9,000.00
08450 - Repairs & Maintenance	1,355.00	6,666.67	5,311.67	6,960.69	40,000.02	33,039.33	80,000.00
08455 - Repair & Maintenance - Pumps	-	1,666.67	1,666.67	-	10,000.02	10,000.02	20,000.00
08460 - Hurricane Repairs	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00
08465 - Capital Plan	-	12,500.00	12,500.00	-	75,000.00	75,000.00	150,000.00
08470 - Special Projects - Harbor Bridge	366.25	-	(366.25)	19,176.71	-	(19,176.71)	-
08495 - Contingency Fund	-	8,333.33	8,333.33	-	49,999.98	49,999.98	100,000.00
Total Repair & Maintenance Expenses	5,538.90	37,217.76	31,678.86	91,732.48	223,306.56	131,574.08	446,613.00
Reserve Expense							
09820 - Pooled Reserves	15,729.17	15,729.17	-	94,375.02	94,375.02	-	188,750.00
09830 - Road Resurfacing Reserves	2,187.50	2,187.50	-	13,125.00	13,125.00	-	26,250.00
Total Reserve Expense	17,916.67	17,916.67	-	107,500.02	107,500.02	-	215,000.00
Total Expense	268,085.50	279,929.42	11,843.92	1,619,661.54	1,679,576.52	59,914.98	3,359,153.00
Operating Net Total	12,446.22	-	12,446.22	62,849.02	-	62,849.02	-
Net Total	12,446.22	-	12,446.22	62,849.02	-	62,849.02	-