

Harbor East Property Owners Association  
 Budgeted Revenues, Expenses & Changes in Fund Balance  
 Approved in Board Vote 12/7/21

		Budgeted 2022				
GL Acct Number	Revenues	2021 Actual as of October	2021 Budget Operating	2022 Budget Operating	2022 Capital Projects	Total
602	Condo POA Dues	\$ 486,320.54	\$ 564,000.00	\$ 564,000		\$ 564,000.00
604	Owner Service Charges (Owner Work Reimburse to POA)	\$ 11,863.18		\$ 10,000		\$ 10,000.00
605	General Assessment	\$ 236,791.00	\$ 250,000.00		\$ 250,000.00	\$ 250,000.00
606	Condo Rental Surcharge (Rental Income 2%)	\$ 4,701.03	\$ 10,000.00	\$ 6,000		\$ 6,000.00
952	MHR Sewer Revenue		\$ 300.00	\$ 300		\$ 300.00
601	MHR Pool Expense Reimbursement	\$ 7,767.58	\$ 3,000.00	\$ 3,000		\$ 3,000.00
951	MHR Water Reimbursement		\$ 5,000.00	\$ 8,000		\$ 8,000.00
953	MHR Electric Reimbursement (Pool)	\$ 134.05	\$ 750.00	\$ 7,000		\$ 7,000.00
951	Discounts Allowed		\$ 250.00	\$ -		\$ -
903	Interest Income			\$ -		\$ -
599	Late Fees	\$ 1,125.00	\$ 200.00	\$ -		\$ -
	Special Assessment	\$ 13,724.00				\$ -
	<b>TOTAL REVENUES</b>	\$ 762,426.38	\$ 833,500.00	\$ 598,300	\$ 250,000.00	\$ 848,300.00
<b>EXPENSES</b>						
903	Interest Expense	\$ -	\$ -	\$ -		\$ -
913	Accounting Services	\$ -	\$ 15,000.00	\$ 19,000		\$ 19,000.00
947	Electric - General	\$ -	\$ 12,000.00	\$ 21,000		\$ 21,000.00
948	Electric - Pools	\$ -	\$ 1,000.00	\$ 1,000		\$ 1,000.00
936	Grounds Contract (Property Management)	\$ -	\$ 180,000.00	\$ 217,000		\$ 217,000.00
904	Insurance - General	\$ -	\$ 70,000.00	\$ 120,000		\$ 120,000.00
880	Joplin Fire Department	\$ -	\$ 4,500.00	\$ 4,600		\$ 4,600.00
912	Legal	\$ -	\$ 8,000.00	\$ 8,000		\$ 8,000.00
950	Mt Ida Water Works	\$ -	\$ 70,000.00	\$ 85,000		\$ 85,000.00
	<b>Employees</b>					
909	Salaries	\$ -	\$ 40,000.00	\$ 42,000		\$ 42,000.00
887	Payroll Taxes	\$ -	\$ 5,000.00	\$ 5,000		\$ 5,000.00
905	Employee Insurance	\$ -	\$ -	\$ -		\$ -
908	Security	\$ -	\$ 8,000.00	\$ 8,000		\$ 8,000.00
870	Contract Labor - Fill in Staff when Elise is Out.	\$ -	\$ 1,500.00	\$ 1,500		\$ 1,500.00
	<b>Miscellaneous Expense:</b>					
851	Mileage, Travel, & Motels	\$ -	\$ 700.00	\$ 700		\$ 700.00
918	Office Expense	\$ -	\$ 5,000.00	\$ 5,000		\$ 5,000.00
919	Shop Supplies	\$ -	\$ 2,500.00	\$ 2,500		\$ 2,500.00
932	Owners' Service Charge Expense (Billed to Owner. Credited Above)	\$ -	\$ 10,000.00	\$ 10,000		\$ 10,000.00
	<b>Building Repairs &amp; Maintenance:</b>					
954	Deck Maintenance	\$ -	\$ 2,000.00	\$ 5,000		\$ 5,000.00
956	Building Decks - Capital Improvements	\$ -			\$ 60,000.00	\$ 60,000.00
930	Roof Maintenance	\$ -	\$ 1,000.00	\$ 1,000		\$ 1,000.00
931	Roof Replacement - Capital Improvements	\$ -			\$ -	\$ -
933	Building Siding - Maintenance	\$ -	\$ 5,000.00	\$ 5,000		\$ 5,000.00
	Building Siding - Capital Improvements	\$ -	\$ -		\$ -	\$ -
938	Building General - Maintenance	\$ -	\$ 20,000.00	\$ 20,000		\$ 20,000.00
934	Building Painting - Capital Improvements	\$ -			\$ 160,000.00	\$ 160,000.00
	<b>Grounds Repairs &amp; Maintenance:</b>					
935	Grounds Fixtures - Maintenance	\$ -	\$ 6,000.00	\$ 2,500		\$ 2,500.00
957	Grounds Fixtures - Capital Improvements	\$ -			\$ -	\$ -
958	Grounds Lighting - Maintenance	\$ -	\$ 5,000.00	\$ 2,500		\$ 2,500.00
959	Grounds Lighting - Capital Improvements	\$ -	\$ -		\$ 2,000.00	\$ 2,000.00
937	Grounds General - Maintenance	\$ -	\$ 6,000.00	\$ 5,000		\$ 5,000.00
600	Roads - Maintenance	\$ -	\$ 5,000.00	\$ 2,500		\$ 2,500.00
	Roads - Capital Improvements	\$ -			\$ 30,000.00	\$ 30,000.00
937	Drainage & Erosion Maintenance	\$ -	\$ 2,000.00	\$ 2,000		\$ 2,000.00
601	Parking Areas Maintenance	\$ -	\$ 15,000.00	\$ 5,000		\$ 5,000.00
	Tennis / Basketball Courts	\$ -		\$ -		\$ -
	<b>Pools, Water &amp; Sewer:</b>					
602	Sewer Lines - Maintenance	\$ -	\$ 5,000.00	\$ 5,000		\$ 5,000.00
943	Sewer Lines - Capital Transfer for Sewer to LLC	\$ -	\$ 30,000.00	\$ 30,000		\$ 30,000.00
944	Lift Station - Maintenance	\$ -	\$ 6,000.00	\$ 6,000		\$ 6,000.00
945	Lift Stations - Capital Improvements	\$ -			\$ 6,000.00	\$ 6,000.00
946	Water Lines - Maintenance	\$ -	\$ 6,000.00	\$ 6,000		\$ 6,000.00
939	Pool - East Cove SPA - Maintenance	\$ -	\$ 3,000.00	\$ 6,000		\$ 6,000.00
940	Pool - East Cove SPA - Capital Improvements	\$ -			\$ 1,500	\$ 1,500
941	Pool - Phase III - Maintenance	\$ -	\$ 3,000.00	\$ 4,500		\$ 4,500.00
942	Pool - Phase III - Capital Improvements	\$ -			\$ 1,500.00	\$ 1,500.00
	<b>TOTAL EXPENSES</b>	\$ -	\$ 553,200.00	\$ 658,300	\$ 261,000.00	\$ 919,300.00
	<b>EXCESS OF REVENUES OVER (EXPENSES)</b>	\$ 762,426.38	\$ 280,300.00		\$ (11,000.00)	\$ (71,000.00)