

Harbor East Property Owners
Association
Budgeted Revenues, Expenses &
Changes in Fund Balance

items to be noted

GL accounts not on Budget

Jacob budget numbers

New GL Accounts

Actual

Budget

Operating

Capital Budget

2023 Budget

Budget

2023 Total

Budget

2022 Budget

Budget

2022 Total

Budget

Actual

2022 Actual

YTD 12/31/2022

2022 Budget

Operating

Operating

2023 Budget

Operating

Capital

2023 Capital

Projects

EC Phool- MHR Labor

601 Reimbursement

602 Membership Fees Recieved-dues

Owner Service Charges (Owner

604 Work Reimburse to POA)

605 Special Assessment

606 surcharge

Owners Service Charge

949 Reimbursements.

952 MHR Sewer Revenue

601 Reimbursement

951 MHR Water Reimbursement

953 (Pool)

951 Discounts Allowed

903 Interest Income

599 Late Fees

Special Assessment

TOTAL REVENUES

EXPENSES

903 Interest Expense

913 Accounting Services

	(4,500.00)	0	\$	-	\$	-	\$	(4,653.27)		\$	(4,500.00)	\$	-		
	580,399.00	\$	564,000		\$	564,000.00	\$	562,841.00	\$	564,000.00	\$	580,399.00			
	6,000.00	\$	10,000		\$	10,000.00	\$	5,701.00			\$	6,000.00			
	250,000.00			\$	250,000.00	\$	250,000.00	\$	359,449.00	\$	250,000.00		\$	250,000.00	
	6,200.00	\$	6,000		\$	6,000.00	\$	5,671.00	\$	10,000.00	\$	6,200.00			
	-							(7,065.63)							
	2,500.00	\$	300		\$	300.00	\$	255.00	\$	300.00	\$	2,500.00			
	3,000.00	\$	3,000		\$	3,000.00	\$	-	\$	3,000.00	\$	3,000.00			
	8,000.00	\$	8,000		\$	8,000.00	\$	5,494.00	\$	5,000.00	\$	8,000.00			
	7,000.00	\$	7,000		\$	7,000.00	\$	-	\$	750.00	\$	7,000.00			
	-	\$	-		\$	-			\$	250.00	\$	-			
	-	\$	-		\$	-	\$	-			\$	-			
	-	\$	-		\$	-	\$	-	\$	200.00	\$	-			
	-				\$	-	\$	-							
	863,099.00	\$	598,300	\$	250,000.00	\$	848,300.00	\$	932,345.37	\$	833,500.00	\$	613,099	\$	250,000.00
	-														
	-														
	-														
	-														
	-	\$	-		\$	-	\$	-	\$	-	\$	-			
	22,500.00	\$	19,000		\$	19,000.00	\$	18,469.67	\$	15,000.00	\$	22,500			

914 ADEQ Permit	-			\$	42.80				
947 Electric - General	21,000.00	\$ 21,000		\$ 21,000.00	\$ 17,219.78	\$ 12,000.00	\$ 21,000		
948 Electric - Pools	1,000.00	\$ 1,000		\$ 1,000.00	\$ 3,093.99	\$ 1,000.00	\$ 1,000		
936 Grounds Contract (Property Management Jacob Threw)	175,000.00	\$ 217,000		\$ 217,000.00	\$ 235,041.65	\$ 180,000.00	\$ 175,000	\$ -	
904 Insurance - General	147,000.00	\$ 120,000		\$ 120,000.00	\$ 133,076.00	\$ 70,000.00	\$ 147,000		
905 Insurance - Employee	-								
880 Joplin VFD Fire Department	4,600.00	\$ 4,600		\$ 4,600.00	\$ 4,180.00	\$ 4,500.00	\$ 4,600		
912 Legal	8,000.00	\$ 8,000		\$ 8,000.00	\$ 88.00	\$ 8,000.00	\$ 8,000		
951 MHR water Reimbursement	-				\$ (5,879.20)		\$ -		
952 MHR sewer Reimbursement	-				\$ (250.00)		\$ -		
953 MHR Labor Reimbursement	-				\$ -		\$ (4,500)		
MHR Electric Reimbursement	-								
950 Mt Ida Water Works	84,000.00	\$ 85,000		\$ 85,000.00	\$ 79,917.24	\$ 70,000.00	\$ 84,000		
Employees	-								
909 Salaries	42,500.00	\$ 42,000		\$ 42,000.00	\$ 40,886.15	\$ 40,000.00	\$ 42,500		
887 Payroll Taxes	5,000.00	\$ 5,000		\$ 5,000.00	\$ 3,713.12	\$ 5,000.00	\$ 5,000		
905 Employee Insurance	-	\$ -		\$ -	\$ -	\$ -	\$ -		
908 Security	26,535.00	\$ 8,000		\$ 8,000.00	\$ 11,273.00	\$ 8,000.00	\$ 26,535		
Office Labor SubsituteContract									
870 Labor - Fill in Staff	2,500.00	\$ 1,500		\$ 1,500.00	\$ 2,910.00	\$ 1,500.00	\$ 2,500		
Miscellaneous Expense:	-								
851 Mileage, Travel, & Motels	700.00	\$ 700		\$ 700.00	\$ 444.80	\$ 700.00	\$ 700		
918 Office Expense	5,000.00	\$ 5,000		\$ 5,000.00	\$ 15,823.59	\$ 5,000.00	\$ 5,000		
919 Shop Supplies	2,500.00	\$ 2,500		\$ 2,500.00	\$ 1,053.33	\$ 2,500.00	\$ 2,500		
Owners' Service Charge Expense									
932 (Billed to Owner. Credited Above)	6,000.00	\$ 10,000		\$ 10,000.00	\$ 1,351.54	\$ 10,000.00	\$ 6,000		
Building Repairs & Maintenance	-								
954 Deck Maintenance	10,000.00	\$ 5,000		\$ 5,000.00	\$ 15,700.79	\$ 2,000.00	\$ -	\$ 10,000.00	
955 (O'neil)	64,000.00	\$ -		\$ -	\$ 49,611.72		\$ 64,000		
956 Improvements	100,000.00	\$ 60,000.00		\$ 60,000.00	\$ 50,522.12		\$ 100,000.00		
930 Roof Maintenance	2,000.00	\$ 1,000		\$ 1,000.00	\$ 1,830.00	\$ 1,000.00	\$ 2,000		
Roof Replacement - Capital									
931 Imporvements	-	\$ -		\$ -	\$ -		\$ -		
933 Building Siding - Maintenance	5,000.00	\$ 5,000		\$ 5,000.00	\$ 367.37	\$ 5,000.00	\$ 5,000		
933 Improvements	500.00	\$ -		\$ -	\$ 231.47		\$ -	\$ 500.00	
938 Building General - Maintenance	20,000.00	\$ 20,000		\$ 20,000.00	\$ 38,649.75	\$ 20,000.00	\$ 20,000		

Building Painting - Capital										
934 Improvements	100,000.00		\$ 160,000.00	\$ 160,000.00	\$ 137,724.56				\$ 100,000.00	
Maintenance:	-									
935 Grounds Fixtures - Maintenance	2,500.00	\$ 2,500		\$ 2,500.00	\$ 4,597.34	\$ 6,000.00	\$ 2,500			
Grounds Fixtures - Capital										
957 Improvements	-	\$ -	\$ -	\$ -	-			\$ -		
958 Grounds Lighting - Maintenance	2,500.00	\$ 2,500		\$ 2,500.00	\$ 625.76	\$ 5,000.00	\$ 2,500			
Grounds Lighting - Capital										
959 Improvements	2,000.00	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -			\$ 2,000.00		
937 Grounds General - Maintenance	9,020.00	\$ 5,000		\$ 5,000.00	\$ 13,587.00	\$ 6,000.00	\$ 5,000	\$ 4,020.00		
600 Roads - Maintenance	2,500.00	\$ 2,500		\$ 2,500.00	\$ 1,668.00	\$ 5,000.00	\$ 2,500			
Roads - Capital Improvements	50,000.00	\$ 30,000.00	\$ 30,000.00	\$ -				\$ 50,000.00		
Grounds General Drainage &										
937 Erosion Maintenance	2,000.00	\$ 2,000		\$ 2,000.00	\$ -	\$ 2,000.00	\$ 2,000			
601 Parking Areas Maintenance	5,000.00	\$ 5,000		\$ 5,000.00	\$ -	\$ 15,000.00	\$ 5,000			
Tennis / Basketball Courts	75,000.00	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 75,000.00		
Pools, Water & Sewer:	-									
602 Sewer Lines - Maintenance	14,675.00	\$ 5,000		\$ 5,000.00	\$ -	\$ 5,000.00	\$ 5,000	\$ 9,675.00		
HEPOA LLC user feesSewer Lines										
943 - Capital Transfer Sewer to LLC	50,000.00	\$ 30,000		\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000	\$ 20,000.00		
944 Lift Station - Maintenance	6,000.00	\$ 6,000	\$ -	\$ 6,000.00	\$ -	\$ 6,000.00	\$ 6,000	\$ -		
945 Improvements	6,000.00	\$ 6,000.00	\$ 6,000.00	\$ -				\$ 6,000.00		
946 Water Lines - Maintenance	6,000.00	\$ 6,000		\$ 6,000.00	\$ 392.50	\$ 6,000.00	\$ 6,000			
939 Maintenance	6,000.00	\$ 6,000		\$ 6,000.00	\$ 6,272.94	\$ 3,000.00	\$ 6,000			
Pool - East Cove SPA - Capital										
940 Improvements	1,500.00		\$1,500	\$1,500	\$ -			\$1,500		
941 Pool - Phase III - Maintenance	4,500.00	\$ 4,500		\$ 4,500.00	\$ 1,256.11	\$ 3,000.00	\$ 4,500			
Pool - Phase III - Capital										
942 Improvements	1,500.00	\$ 1,500.00	\$ 1,500.00	\$ -				\$ 1,500.00		
961 Roads Maintenance	-				\$ 14,983.74					
962 Parking Maintenance	-									
963 Sewer Lines Maintenance	-									
997 Insurance Proceeds	-									
998 Interest income	-				\$ (38.07)					
TOTAL EXPENSES	1,102,030.00	\$ 658,300	\$ 261,000.00	\$ 919,300.00	\$ 930,438.56	\$ 553,200.00	\$ 717,335	\$ 380,195.00		

**EXCESS OF REVENUES OVER
(EXPENSES)**

(238,931.00)

\$ (11,000.00)

\$ (71,000.00)

1,906.81

\$ 280,300.00

\$ (130,195.00)

	-					
6 months of operating Expenses						
tion 1 estimate	358,667.50					
Cash in the bank	595,000.00					
Available for Capital investment	236,332.50					
Deficit	(238,931.00)					
Funding needed	(2,598.50)					
Dues increase needed	0.00					



non budget

non budget

non budget

non budget

non budget

** 6m operating reserves

** account balance 12/31/22

Projected dues increase
and keep the special assessment