

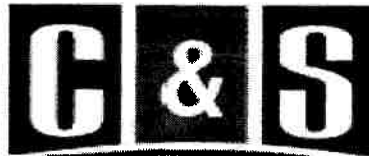
# FINANCIAL REPORT

January 1, 2020 to August 31, 2020

For

## Harborage on Braden River

Prepared By:



C&S COMMUNITY MANAGEMENT  
SERVICES, INC., AAMC

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# CSC GL Community Balance Sheet

Monday, September 28, 2020

8:16

Department Common Operating

Posted 08/31/2020

## Harborage on Braden River

### Assets

#### Bank

1000 Oper	40,936.40
1001 Oper BoOz	8,345.12
Total Bank	<u>49,281.52</u>

#### Accounts Receivable

1100 Acct Receivable Members	13,438.49
1110 Allowance for Bad Debt	(4,549.93)
Total Accounts Receivable	<u>8,888.56</u>

#### Other Assets

1200 Due To Due From	648.59
Total Other Assets	<u>648.59</u>

#### Total Assets

58,818.67

### Liabilities & Equity

#### Liability

2010 Accounts Payable	500.00
2012 Income Tax Payable	547.00
2014 Deferred Revenue	955.16
2020 Insurance Settlement	3,000.00
2022 Security Deposits	8,000.00
2100 Prepaid Member Assessment	10,523.78
Total Liability	<u>23,525.94</u>

#### Equity

3500 Oper Retained Earnings	34,234.09
3501 Prior Year Adjustment	(1,455.20)
Total Equity	<u>32,778.89</u>

#### Net Income

zzzzzzzz Net Income	2,513.84
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#### Total Net Income

2,513.84

#### Total Liabilities & Equity

58,818.67

## Harborage on Braden River Income and Expense Report

Department Common Operating  
Period 8/1/2020 To 8/31/2020 11:59:00 PM

		Current Month Common Operating			Year to Date Common Operating			
		Actual	Budget	Variance	Actual	Budget	Variance	Annual
<b>REVENUES</b>								
<b><u>Assessment Revenue</u></b>								
5000	Member Assessments	955.16	955.20	(0.04)	7,668.16	7,641.60	26.56	11,462.00
<b>TOTAL Assessment Revenue</b>		<b>955.16</b>	<b>955.20</b>	<b>(0.04)</b>	<b>7,668.16</b>	<b>7,641.60</b>	<b>26.56</b>	<b>11,462.00</b>
<b><u>Other Revenue</u></b>								
5016	Application Income	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00
5030	Oper Interest Income	19.14	0.00	19.14	119.35	0.00	119.35	0.00
5040	Collection Income	0.00	0.00	0.00	677.74	0.00	677.74	0.00
<b>TOTAL Other Revenue</b>		<b>19.14</b>	<b>0.00</b>	<b>19.14</b>	<b>1,797.09</b>	<b>0.00</b>	<b>1,797.09</b>	<b>0.00</b>
<b>TOTAL REVENUES</b>		<b>974.30</b>	<b>955.20</b>	<b>19.10</b>	<b>9,465.25</b>	<b>7,641.60</b>	<b>1,823.65</b>	<b>11,462.00</b>
<b>EXPENSES</b>								
<b><u>Administrative</u></b>								
6010	CPA Fees	0.00	25.00	25.00	0.00	200.00	200.00	300.00
6011	Financial Review	0.00	125.00	125.00	0.00	1,000.00	1,000.00	1,500.00
6020	Postage & Printing	0.00	166.70	166.70	1,123.33	1,333.60	210.27	2,000.00
6030	Oper Bank Charges	1.05	0.00	(1.05)	1.05	0.00	(1.05)	0.00
6040	Attorney Fees	0.00	250.00	250.00	259.79	2,000.00	1,740.21	3,000.00
6080	Storage Unit	0.00	25.00	25.00	538.26	200.00	(338.26)	300.00
6703	Annual Corporate Report	0.00	5.20	5.20	0.00	41.60	41.60	62.00
6710	Income Taxes	0.00	0.00	0.00	989.00	0.00	(989.00)	0.00
6855	Online Services Portal	0.00	25.00	25.00	175.00	200.00	25.00	300.00
<b>TOTAL Administrative</b>		<b>1.05</b>	<b>621.90</b>	<b>620.85</b>	<b>3,086.43</b>	<b>4,975.20</b>	<b>1,888.77</b>	<b>7,462.00</b>
<b><u>Grounds Expense</u></b>								
6140	Grounds Maintenance	0.00	83.30	83.30	0.00	666.40	666.40	1,000.00
<b>TOTAL Grounds Expense</b>		<b>0.00</b>	<b>83.30</b>	<b>83.30</b>	<b>0.00</b>	<b>666.40</b>	<b>666.40</b>	<b>1,000.00</b>
<b><u>Insurance</u></b>								
6720	Insurance	3,864.98	250.00	(3,614.98)	3,864.98	2,000.00	(1,864.98)	3,000.00
<b>TOTAL Insurance</b>		<b>3,864.98</b>	<b>250.00</b>	<b>(3,614.98)</b>	<b>3,864.98</b>	<b>2,000.00</b>	<b>(1,864.98)</b>	<b>3,000.00</b>
<b>TOTAL EXPENSES</b>		<b>3,866.03</b>	<b>955.20</b>	<b>(2,910.83)</b>	<b>6,951.41</b>	<b>7,641.60</b>	<b>690.19</b>	<b>11,462.00</b>
<b>Excess Revenue / Expense</b>		<b>(2,891.73)</b>	<b>0.00</b>	<b>(2,891.73)</b>	<b>2,513.84</b>	<b>0.00</b>	<b>2,513.84</b>	<b>0.00</b>

# CSC GL Community Balance Sheet

Monday, September 28, 2020

8:09

Department SFH Operating

Posted 08/31/2020

## Harborage on Braden River

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<b>Assets</b>	
<u>Bank</u>	
1000 Oper	23,178.07
Total Bank	<u>23,178.07</u>
<i>Total Assets</i>	<u>23,178.07</u>
<hr/> <hr/>	
<b>Liabilities &amp; Equity</b>	
<u>Liability</u>	
2014 Deferred Revenue	7,048.91
2015 Accrued Expense	12,138.00
Total Liability	<u>19,186.91</u>
<u>Net Income</u>	
<del>zzzzzzzz</del> Net Income	3,991.16
Total Net Income	<u>3,991.16</u>
<i>Total Liabilities &amp; Equity</i>	<u>23,178.07</u>
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## Harborage on Braden River Income and Expense Report

Period 8/1/2020 To 8/31/2020 11:59:00 PM

		Current Month SFH Operating			Year to Date SFH Operating			
		Actual	Budget	Variance	Actual	Budget	Variance	Annual
<b>REVENUES</b>								
<b><u>Assessment Revenue</u></b>								
5000	Member Assessments	7,048.91	7,048.90	0.01	56,398.91	56,391.20	7.71	84,587.00
<b>TOTAL Assessment Revenue</b>		<b>7,048.91</b>	<b>7,048.90</b>	<b>0.01</b>	<b>56,398.91</b>	<b>56,391.20</b>	<b>7.71</b>	<b>84,587.00</b>
<b>TOTAL REVENUES</b>		<b>7,048.91</b>	<b>7,048.90</b>	<b>0.01</b>	<b>56,398.91</b>	<b>56,391.20</b>	<b>7.71</b>	<b>84,587.00</b>
<b>EXPENSES</b>								
<b><u>Administrative</u></b>								
6050	Management Fees	700.00	382.20	(317.80)	3,375.75	3,057.60	(318.15)	4,587.00
<b>TOTAL Administrative</b>		<b>700.00</b>	<b>382.20</b>	<b>(317.80)</b>	<b>3,375.75</b>	<b>3,057.60</b>	<b>(318.15)</b>	<b>4,587.00</b>
<b><u>Grounds Expense</u></b>								
6140	Grounds Maintenance	6,069.00	6,000.00	(69.00)	48,942.00	48,000.00	(942.00)	72,000.00
6142	Misc. Grounds/Landscaping	0.00	0.00	0.00	90.00	0.00	(90.00)	0.00
6146	Mulch	0.00	666.70	666.70	0.00	5,333.60	5,333.60	8,000.00
<b>TOTAL Grounds Expense</b>		<b>6,069.00</b>	<b>6,666.70</b>	<b>597.70</b>	<b>49,032.00</b>	<b>53,333.60</b>	<b>4,301.60</b>	<b>80,000.00</b>
<b>TOTAL EXPENSES</b>		<b>6,769.00</b>	<b>7,048.90</b>	<b>279.90</b>	<b>52,407.75</b>	<b>56,391.20</b>	<b>3,983.45</b>	<b>84,587.00</b>
<b>Excess Revenue / Expense</b>		<b>279.91</b>	<b>0.00</b>	<b>279.91</b>	<b>3,991.16</b>	<b>0.00</b>	<b>3,991.16</b>	<b>0.00</b>

# CSC GL Community Balance Sheet

Monday, September 28, 2020

8:16

Department TH Operating

Posted 08/31/2020

## Harborage on Braden River

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<b>Assets</b>	
<u>Bank</u>	
1000 Oper	43,390.06
Total Bank	<u>43,390.06</u>
<i>Total Assets</i>	<u>43,390.06</u>
<hr/> <b>Liabilities &amp; Equity</b>	
<u>Liability</u>	
2014 Deferred Revenue	12,685.75
2015 Accrued Expense	6,462.50
Total Liability	<u>19,148.25</u>
<u>Net Income</u>	
zzzzzzzz Net Income	24,241.81
Total Net Income	<u>24,241.81</u>
<i>Total Liabilities &amp; Equity</i>	<u>43,390.06</u>

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## Harborage on Braden River Income and Expense Report

Department TH Operating  
Period 8/1/2020 To 8/31/2020 11:59:00 PM

Current Month TH Operating                      Year to Date TH Operating

	Actual	Budget	Variance	Actual	Budget	Variance	Annual
<b>REVENUES</b>							
<b><u>Assessment Revenue</u></b>							
5000 Member Assessments	12,685.75	12,685.80	(0.05)	101,599.75	101,486.40	113.35	152,229.00
<b>TOTAL Assessment Revenue</b>	<b>12,685.75</b>	<b>12,685.80</b>	<b>(0.05)</b>	<b>101,599.75</b>	<b>101,486.40</b>	<b>113.35</b>	<b>152,229.00</b>
<b>TOTAL REVENUES</b>	<b>12,685.75</b>	<b>12,685.80</b>	<b>(0.05)</b>	<b>101,599.75</b>	<b>101,486.40</b>	<b>113.35</b>	<b>152,229.00</b>
<b>EXPENSES</b>							
<b><u>Administrative</u></b>							
6050 Management Fees	300.00	935.80	635.80	6,850.25	7,486.40	636.15	11,229.00
<b>TOTAL Administrative</b>	<b>300.00</b>	<b>935.80</b>	<b>635.80</b>	<b>6,850.25</b>	<b>7,486.40</b>	<b>636.15</b>	<b>11,229.00</b>
<b><u>Building Expense</u></b>							
6120 Pest Control	0.00	358.30	358.30	2,110.00	2,866.40	756.40	4,300.00
6221 Gutter Repair/Clean	0.00	375.00	375.00	270.00	3,000.00	2,730.00	4,500.00
6231 Roof Repairs	1,600.00	1,666.70	66.70	1,950.00	13,333.60	11,383.60	20,000.00
<b>TOTAL Building Expense</b>	<b>1,600.00</b>	<b>2,400.00</b>	<b>800.00</b>	<b>4,330.00</b>	<b>19,200.00</b>	<b>14,870.00</b>	<b>28,800.00</b>
<b><u>Grounds Expense</u></b>							
6140 Grounds Maintenance	3,231.25	3,250.00	18.75	25,850.00	26,000.00	150.00	39,000.00
6142 Misc. Grounds/Landscaping	2,304.19	333.30	(1,970.89)	4,219.19	2,666.40	(1,552.79)	4,000.00
6143 Tree Trimming	0.00	416.70	416.70	5,710.00	3,333.60	(2,376.40)	5,000.00
6146 Mulch	0.00	416.70	416.70	0.00	3,333.60	3,333.60	5,000.00
6148 Plantings	0.00	166.70	166.70	0.00	1,333.60	1,333.60	2,000.00
6151 Irrigation Repairs	0.00	100.00	100.00	383.60	800.00	416.40	1,200.00
6219 Pressure Washing	0.00	166.70	166.70	0.00	1,333.60	1,333.60	2,000.00
<b>TOTAL Grounds Expense</b>	<b>5,535.44</b>	<b>4,850.10</b>	<b>(685.34)</b>	<b>36,162.79</b>	<b>38,800.80</b>	<b>2,638.01</b>	<b>58,200.00</b>
<b><u>Insurance</u></b>							
6720 Insurance	2,576.06	4,500.00	1,923.94	30,014.90	36,000.00	5,985.10	54,000.00
<b>TOTAL Insurance</b>	<b>2,576.06</b>	<b>4,500.00</b>	<b>1,923.94</b>	<b>30,014.90</b>	<b>36,000.00</b>	<b>5,985.10</b>	<b>54,000.00</b>
<b>TOTAL EXPENSES</b>	<b>10,011.50</b>	<b>12,685.90</b>	<b>2,674.40</b>	<b>77,357.94</b>	<b>101,487.20</b>	<b>24,129.26</b>	<b>152,229.00</b>
<b>Excess Revenue / Expense</b>	<b>2,674.25</b>	<b>(0.10)</b>	<b>2,674.35</b>	<b>24,241.81</b>	<b>(0.80)</b>	<b>24,242.61</b>	<b>0.00</b>

## Harborage on Braden River Income and Expense Report

Period 8/1/2020 To 8/31/2020 11:59:00 PM

	Current Month TH Reserve			Year to Date TH Reserve			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>REVENUES</b>							
<b><u>Assessment Revenue</u></b>							
3000 Reserve Member Assessment	0.00	0.00	0.00	52,461.00	52,349.25	111.75	69,799.00
<b>TOTAL Assessment Revenue</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>52,461.00</b>	<b>52,349.25</b>	<b>111.75</b>	<b>69,799.00</b>
<b><u>Other Revenue</u></b>							
3010 Reserve Interest Income	52.30	0.00	52.30	4,575.15	0.00	4,575.15	0.00
<b>TOTAL Other Revenue</b>	<b>52.30</b>	<b>0.00</b>	<b>52.30</b>	<b>4,575.15</b>	<b>0.00</b>	<b>4,575.15</b>	<b>0.00</b>
<b>TOTAL REVENUES</b>	<b>52.30</b>	<b>0.00</b>	<b>52.30</b>	<b>57,036.15</b>	<b>52,349.25</b>	<b>4,686.90</b>	<b>69,799.00</b>
<b>Excess Revenue / Expense</b>	<b>52.30</b>	<b>0.00</b>	<b>52.30</b>	<b>57,036.15</b>	<b>52,349.25</b>	<b>4,686.90</b>	<b>69,799.00</b>