

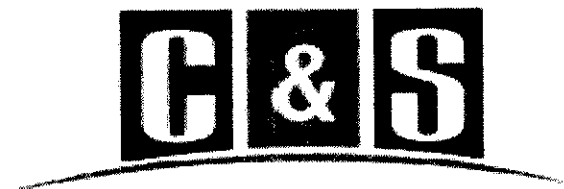
FINANCIAL REPORT

January 1, 2020 to September 30, 2020

For

Harborage on Braden River

Prepared By:



**C&S COMMUNITY MANAGEMENT
SERVICES, INC., AAMC**

www.cscmsi.com

CSC GL Community Balance Sheet

Friday, October 16, 2020

10:09

Department Common Operating

Posted 09/30/2020

Harborage on Braden River

Assets

Bank

1000 Oper	57,078.27
1001 Oper BoOz	8,345.12
Total Bank	<u>65,423.39</u>

Accounts Receivable

1100 Acct Receivable Members	12,985.49
1110 Allowance for Bad Debt	(4,549.93)
Total Accounts Receivable	<u>8,435.56</u>

Other Assets

1130 Prepaid Insurance	4,467.19
1200 Due To Due From	648.59
Total Other Assets	<u>5,115.78</u>

Total Assets

78,974.73

Liabilities & Equity

Liability

2010 Accounts Payable	959.70
2012 Income Tax Payable	547.00
2020 Insurance Settlement	3,000.00
2022 Security Deposits	8,000.00
2100 Prepaid Member Assessment	31,464.73
Total Liability	<u>43,971.43</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

Net Income	2,224.41
Total Net Income	<u>2,224.41</u>
Total Liabilities & Equity	<u>78,974.73</u>

Harborage on Braden River Income and Expense Report

Period 9/1/2020 To 9/30/2020 11:59:00 PM

	Current Month Common Operating			Year to Date Common Operating			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUES							
<u>Assessment Revenue</u>							
5000 Member Assessments	997.52	955.20	42.32	8,665.68	8,596.80	68.88	11,462.00
TOTAL Assessment Revenue	997.52	955.20	42.32	8,665.68	8,596.80	68.88	11,462.00
<u>Other Revenue</u>							
5010 Other Income	233.74	0.00	233.74	233.74	0.00	233.74	0.00
5016 Application Income	100.00	0.00	100.00	1,100.00	0.00	1,100.00	0.00
5030 Oper Interest Income	18.25	0.00	18.25	137.60	0.00	137.60	0.00
5040 Collection Income	(677.74)	0.00	(677.74)	0.00	0.00	0.00	0.00
TOTAL Other Revenue	(325.75)	0.00	(325.75)	1,471.34	0.00	1,471.34	0.00
TOTAL REVENUES	671.77	955.20	(283.43)	10,137.02	8,596.80	1,540.22	11,462.00
EXPENSES							
<u>Administrative</u>							
6010 CPA Fees	0.00	25.00	25.00	0.00	225.00	225.00	300.00
6011 Financial Review	0.00	125.00	125.00	0.00	1,125.00	1,125.00	1,500.00
6020 Postage & Printing	0.00	166.70	166.70	1,123.33	1,500.30	376.97	2,000.00
6030 Oper Bank Charges	1.50	0.00	(1.50)	2.55	0.00	(2.55)	0.00
6040 Attorney Fees	959.70	250.00	(709.70)	1,219.49	2,250.00	1,030.51	3,000.00
6080 Storage Unit	0.00	25.00	25.00	538.26	225.00	(313.26)	300.00
6703 Annual Corporate Report	0.00	5.20	5.20	0.00	46.80	46.80	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	225.00	50.00	300.00
TOTAL Administrative	961.20	621.90	(339.30)	4,047.63	5,597.10	1,549.47	7,462.00
<u>Grounds Expense</u>							
6140 Grounds Maintenance	0.00	83.30	83.30	0.00	749.70	749.70	1,000.00
TOTAL Grounds Expense	0.00	83.30	83.30	0.00	749.70	749.70	1,000.00
<u>Insurance</u>							
6720 Insurance	0.00	250.00	250.00	3,864.98	2,250.00	(1,614.98)	3,000.00
TOTAL Insurance	0.00	250.00	250.00	3,864.98	2,250.00	(1,614.98)	3,000.00
TOTAL EXPENSES	961.20	955.20	(6.00)	7,912.61	8,596.80	684.19	11,462.00
Excess Revenue / Expense	(289.43)	0.00	(289.43)	2,224.41	0.00	2,224.41	0.00

CSC GL Community Balance Sheet

Friday, October 16, 2020

10:09

Department SFH Operating

Posted 09/30/2020

Harborage on Braden River

Assets

Bank

1000 Oper	4,271.07
Total Bank	<u>4,271.07</u>
Total Assets	<u><u>4,271.07</u></u>

Liabilities & Equity

Net Income

zzzzzzzz Net Income	4,271.07
Total Net Income	<u>4,271.07</u>
Total Liabilities & Equity	<u><u>4,271.07</u></u>

Harborage on Braden River Income and Expense Report

Period 9/1/2020 To 9/30/2020 11:59:00 PM

	Current Month SFH Operating			Year to Date SFH Operating			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUES							
Assessment Revenue							
5000 Member Assessments	7,048.91	7,048.90	0.01	63,447.82	63,440.10	7.72	84,587.00
TOTAL Assessment Revenue	7,048.91	7,048.90	0.01	63,447.82	63,440.10	7.72	84,587.00
TOTAL REVENUES	7,048.91	7,048.90	0.01	63,447.82	63,440.10	7.72	84,587.00
EXPENSES							
Administrative							
6050 Management Fees	700.00	382.20	(317.80)	4,075.75	3,439.80	(635.95)	4,587.00
TOTAL Administrative	700.00	382.20	(317.80)	4,075.75	3,439.80	(635.95)	4,587.00
Grounds Expense							
6140 Grounds Maintenance	6,069.00	6,000.00	(69.00)	55,011.00	54,000.00	(1,011.00)	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	6,000.30	6,000.30	8,000.00
TOTAL Grounds Expense	6,069.00	6,666.70	597.70	55,101.00	60,000.30	4,899.30	80,000.00
TOTAL EXPENSES	6,769.00	7,048.90	279.90	59,176.75	63,440.10	4,263.35	84,587.00
Excess Revenue / Expense	279.91	0.00	279.91	4,271.07	0.00	4,271.07	0.00

CSC GL Community Balance Sheet

Friday, October 16, 2020

10:09

Department TH Operating

Posted 09/30/2020

Harborage on Braden River

Assets

Bank

1000 Oper

32,699.17

Total Bank

32,699.17

Total Assets

32,699.17

Liabilities & Equity

Net Income

zzzzzzzz Net Income

32,699.17

Total Net Income

32,699.17

Total Liabilities & Equity

32,699.17

Harborage on Braden River Income and Expense Report

Period 9/1/2020 To 9/30/2020 11:59:00 PM

	Current Month TH Operating			Year to Date TH Operating			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUES							
Assessment Revenue							
5000 Member Assessments	12,685.75	12,685.80	(0.05)	114,285.50	114,172.20	113.30	152,229.00
TOTAL Assessment Revenue	12,685.75	12,685.80	(0.05)	114,285.50	114,172.20	113.30	152,229.00
TOTAL REVENUES	12,685.75	12,685.80	(0.05)	114,285.50	114,172.20	113.30	152,229.00
EXPENSES							
Administrative							
6020 Postage & Printing	137.14	0.00	(137.14)	137.14	0.00	(137.14)	0.00
6050 Management Fees	300.00	935.80	635.80	7,150.25	8,422.20	1,271.95	11,229.00
TOTAL Administrative	437.14	935.80	498.66	7,287.39	8,422.20	1,134.81	11,229.00
Building Expense							
6120 Pest Control	0.00	358.30	358.30	2,110.00	3,224.70	1,114.70	4,300.00
6221 Gutter Repair/Clean	0.00	375.00	375.00	270.00	3,375.00	3,105.00	4,500.00
6231 Roof Repairs	450.00	1,666.70	1,216.70	2,400.00	15,000.30	12,600.30	20,000.00
TOTAL Building Expense	450.00	2,400.00	1,950.00	4,780.00	21,600.00	16,820.00	28,800.00
Grounds Expense							
6140 Grounds Maintenance	3,231.25	3,250.00	18.75	29,081.25	29,250.00	168.75	39,000.00
6142 Misc. Grounds/Landscaping	110.00	333.30	223.30	4,329.19	2,999.70	(1,329.49)	4,000.00
6143 Tree Trimming	0.00	416.70	416.70	5,710.00	3,750.30	(1,959.70)	5,000.00
6146 Mulch	0.00	416.70	416.70	0.00	3,750.30	3,750.30	5,000.00
6148 Plantings	0.00	166.70	166.70	0.00	1,500.30	1,500.30	2,000.00
6151 Irrigation Repairs	0.00	100.00	100.00	383.60	900.00	516.40	1,200.00
6219 Pressure Washing	0.00	166.70	166.70	0.00	1,500.30	1,500.30	2,000.00
TOTAL Grounds Expense	3,341.25	4,850.10	1,508.85	39,504.04	43,650.90	4,146.86	58,200.00
Insurance							
6720 Insurance	0.00	4,500.00	4,500.00	30,014.90	40,500.00	10,485.10	54,000.00
TOTAL Insurance	0.00	4,500.00	4,500.00	30,014.90	40,500.00	10,485.10	54,000.00
TOTAL EXPENSES	4,228.39	12,685.90	8,457.51	81,586.33	114,173.10	32,586.77	152,229.00
Excess Revenue / Expense	8,457.36	(0.10)	8,457.46	32,699.17	(0.90)	32,700.07	0.00

Harborage on Braden River Income and Expense Report

Department TH Reserve
Period 9/1/2020 To 9/30/2020 11:59:00 PM

Current Month TH Reserve

Year to Date TH Reserve

	Actual	Budget	Variance	Actual	Budget	Variance	Annual
REVENUES							
<u>Assessment Revenue</u>							
3000 Reserve Member Assessment	0.00	0.00	0.00	52,461.00	52,349.25	111.75	69,799.00
TOTAL Assessment Revenue	0.00	0.00	0.00	52,461.00	52,349.25	111.75	69,799.00
<u>Other Revenue</u>							
3010 Reserve Interest Income	784.90	0.00	784.90	5,360.05	0.00	5,360.05	0.00
TOTAL Other Revenue	784.90	0.00	784.90	5,360.05	0.00	5,360.05	0.00
TOTAL REVENUES	784.90	0.00	784.90	57,821.05	52,349.25	5,471.80	69,799.00
Excess Revenue / Expense	784.90	0.00	784.90	57,821.05	52,349.25	5,471.80	69,799.00