

# FINANCIAL REPORT

January 1, 2020 to October 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, November 16, 2020

14:44

Department Common Operating

Posted 10/31/2020

## Harborage on Braden River

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<b>Assets</b>	
<u>Bank</u>	
1000 Oper	13,449.98
1001 Oper BoOz	8,345.12
Total Bank	<u>21,795.10</u>
<u>Accounts Receivable</u>	
1100 Acct Receivable Members	21,820.49
1110 Allowance for Bad Debt	(4,549.93)
Total Accounts Receivable	<u>17,270.56</u>
<u>Other Assets</u>	
1130 Prepaid Insurance	9,564.38
1200 Due To Due From	648.59
Total Other Assets	<u>10,212.97</u>
<i>Total Assets</i>	<u><u>49,278.63</u></u>
<b>Liabilities &amp; Equity</b>	
<u>Liability</u>	
2012 Income Tax Payable	547.00
2014 Deferred Revenue	1,952.68
2020 Insurance Settlement	3,000.00
2022 Security Deposits	8,000.00
2100 Prepaid Member Assessment	5,452.03
Total Liability	<u>18,951.71</u>
<u>Equity</u>	
3500 Oper Retained Earnings	34,234.09
3501 Prior Year Adjustment	(1,455.20)
Total Equity	<u>32,778.89</u>
<u>Net Income</u>	
Net Income	(2,451.97)
Total Net Income	<u>(2,451.97)</u>
<i>Total Liabilities &amp; Equity</i>	<u><u>49,278.63</u></u>

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## Harborage on Braden River Income and Expense Report

Period 10/1/2020 To 10/31/2020 11:59:00 PM

	Current Month Common Operating			Year to Date Common Operating			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	

### REVENUES

#### Assessment Revenue

5000	Member Assessments	976.34	955.20	21.14	9,642.02	9,552.00	90.02	11,462.00
TOTAL Assessment Revenue		976.34	955.20	21.14	9,642.02	9,552.00	90.02	11,462.00

#### Other Revenue

5010	Other Income	0.00	0.00	0.00	233.74	0.00	233.74	0.00
5016	Application Income	100.00	0.00	100.00	1,200.00	0.00	1,200.00	0.00
5030	Oper Interest Income	20.59	0.00	20.59	158.19	0.00	158.19	0.00
TOTAL Other Revenue		120.59	0.00	120.59	1,591.93	0.00	1,591.93	0.00
TOTAL REVENUES		1,096.93	955.20	141.73	11,233.95	9,552.00	1,681.95	11,462.00

### EXPENSES

#### Administrative

6010	CPA Fees	0.00	25.00	25.00	0.00	250.00	250.00	300.00
6011	Financial Review	0.00	125.00	125.00	0.00	1,250.00	1,250.00	1,500.00
6020	Postage & Printing	12.08	166.70	154.62	1,135.41	1,667.00	531.59	2,000.00
6030	Oper Bank Charges	1.50	0.00	(1.50)	4.05	0.00	(4.05)	0.00
6040	Attorney Fees	0.00	250.00	250.00	1,219.49	2,500.00	1,280.51	3,000.00
6050	Management Fees	1,000.00	0.00	(1,000.00)	1,000.00	0.00	(1,000.00)	0.00
6080	Storage Unit	0.00	25.00	25.00	538.26	250.00	(288.26)	300.00
6703	Annual Corporate Report	0.00	5.20	5.20	0.00	52.00	52.00	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	250.00	75.00	300.00
TOTAL Administrative		1,013.58	621.90	(391.68)	5,061.21	6,219.00	1,157.79	7,462.00

#### Building Expense

6120	Pest Control	2,410.00	0.00	(2,410.00)	2,410.00	0.00	(2,410.00)	0.00
6231	Roof Repairs	2,180.00	0.00	(2,180.00)	2,180.00	0.00	(2,180.00)	0.00
TOTAL Building Expense		4,590.00	0.00	(4,590.00)	4,590.00	0.00	(4,590.00)	0.00

#### Grounds Expense

6140	Grounds Maintenance	0.00	83.30	83.30	0.00	833.00	833.00	1,000.00
6142	Misc. Grounds/Landscaping	169.73	0.00	(169.73)	169.73	0.00	(169.73)	0.00
TOTAL Grounds Expense		169.73	83.30	(86.43)	169.73	833.00	663.27	1,000.00

#### Insurance

6720	Insurance	0.00	250.00	250.00	3,864.98	2,500.00	(1,364.98)	3,000.00
TOTAL Insurance		0.00	250.00	250.00	3,864.98	2,500.00	(1,364.98)	3,000.00
TOTAL EXPENSES		5,773.31	955.20	(4,818.11)	13,685.92	9,552.00	(4,133.92)	11,462.00
Excess Revenue / Expense		(4,676.38)	0.00	(4,676.38)	(2,451.97)	0.00	(2,451.97)	0.00

# CSC GL Community Balance Sheet

Monday, November 16, 2020

14:44

Department SFH Operating

Posted 10/31/2020

## Harborage on Braden River

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<b>Assets</b>	
<u>Bank</u>	
1000 Oper	19,348.80
Total Bank	<u>19,348.80</u>
<i>Total Assets</i>	<u><u>19,348.80</u></u>
<b>Liabilities &amp; Equity</b>	
<u>Liability</u>	
2014 Deferred Revenue	14,097.82
Total Liability	<u>14,097.82</u>
<u>Net Income</u>	
Net Income	5,250.98
Total Net Income	<u>5,250.98</u>
<i>Total Liabilities &amp; Equity</i>	<u><u>19,348.80</u></u>



## Harborage on Braden River Income and Expense Report

Period 10/1/2020 To 10/31/2020 11:59:00 PM

	Current Month SFH Operating			Year to Date SFH Operating			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>REVENUES</b>							
<b><u>Assessment Revenue</u></b>							
5000 Member Assessments	7,048.91	7,048.90	0.01	70,496.73	70,489.00	7.73	84,587.00
TOTAL Assessment Revenue	7,048.91	7,048.90	0.01	70,496.73	70,489.00	7.73	84,587.00
TOTAL REVENUES	7,048.91	7,048.90	0.01	70,496.73	70,489.00	7.73	84,587.00
<b>EXPENSES</b>							
<b><u>Administrative</u></b>							
6050 Management Fees	0.00	382.20	382.20	4,075.75	3,822.00	(253.75)	4,587.00
TOTAL Administrative	0.00	382.20	382.20	4,075.75	3,822.00	(253.75)	4,587.00
<b><u>Grounds Expense</u></b>							
6140 Grounds Maintenance	6,069.00	6,000.00	(69.00)	61,080.00	60,000.00	(1,080.00)	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	6,667.00	6,667.00	8,000.00
TOTAL Grounds Expense	6,069.00	6,666.70	597.70	61,170.00	66,667.00	5,497.00	80,000.00
TOTAL EXPENSES	6,069.00	7,048.90	979.90	65,245.75	70,489.00	5,243.25	84,587.00
Excess Revenue / Expense	979.91	0.00	979.91	5,250.98	0.00	5,250.98	0.00

# CSC GL Community Balance Sheet

Monday, November 16, 2020

14:44

Department TH Operating

Posted 10/31/2020

## Harborage on Braden River

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<b>Assets</b>	
<u>Bank</u>	
1000 Oper	67,446.34
Total Bank	67,446.34
<i>Total Assets</i>	<u>67,446.34</u>
<b>Liabilities &amp; Equity</b>	
<u>Liability</u>	
2014 Deferred Revenue	25,371.50
Total Liability	25,371.50
<u>Net Income</u>	
Net Income	42,074.84
Total Net Income	42,074.84
<i>Total Liabilities &amp; Equity</i>	<u>67,446.34</u>

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## Harborage on Braden River Income and Expense Report

Period 10/1/2020 To 10/31/2020 11:59:00 PM

	Current Month TH Operating			Year to Date TH Operating			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>REVENUES</b>							
<b><u>Assessment Revenue</u></b>							
5000 Member Assessments	12,685.75	12,685.80	(0.05)	126,971.25	126,858.00	113.25	152,229.00
TOTAL Assessment Revenue	12,685.75	12,685.80	(0.05)	126,971.25	126,858.00	113.25	152,229.00
TOTAL REVENUES	12,685.75	12,685.80	(0.05)	126,971.25	126,858.00	113.25	152,229.00
<b>EXPENSES</b>							
<b><u>Administrative</u></b>							
6020 Postage & Printing	0.00	0.00	0.00	137.14	0.00	(137.14)	0.00
6050 Management Fees	0.00	935.80	935.80	7,150.25	9,358.00	2,207.75	11,229.00
TOTAL Administrative	0.00	935.80	935.80	7,287.39	9,358.00	2,070.61	11,229.00
<b><u>Building Expense</u></b>							
6120 Pest Control	0.00	358.30	358.30	2,110.00	3,583.00	1,473.00	4,300.00
6221 Gutter Repair/Clean	0.00	375.00	375.00	270.00	3,750.00	3,480.00	4,500.00
6231 Roof Repairs	0.00	1,666.70	1,666.70	2,400.00	16,667.00	14,267.00	20,000.00
TOTAL Building Expense	0.00	2,400.00	2,400.00	4,780.00	24,000.00	19,220.00	28,800.00
<b><u>Grounds Expense</u></b>							
6140 Grounds Maintenance	3,231.25	3,250.00	18.75	32,312.50	32,500.00	187.50	39,000.00
6142 Misc. Grounds/Landscaping	78.83	333.30	254.47	4,408.02	3,333.00	(1,075.02)	4,000.00
6143 Tree Trimming	0.00	416.70	416.70	5,710.00	4,167.00	(1,543.00)	5,000.00
6146 Mulch	0.00	416.70	416.70	0.00	4,167.00	4,167.00	5,000.00
6148 Plantings	0.00	166.70	166.70	0.00	1,667.00	1,667.00	2,000.00
6151 Irrigation Repairs	0.00	100.00	100.00	383.60	1,000.00	616.40	1,200.00
6219 Pressure Washing	0.00	166.70	166.70	0.00	1,667.00	1,667.00	2,000.00
TOTAL Grounds Expense	3,310.08	4,850.10	1,540.02	42,814.12	48,501.00	5,686.88	58,200.00
<b><u>Insurance</u></b>							
6720 Insurance	0.00	4,500.00	4,500.00	30,014.90	45,000.00	14,985.10	54,000.00
TOTAL Insurance	0.00	4,500.00	4,500.00	30,014.90	45,000.00	14,985.10	54,000.00
TOTAL EXPENSES	3,310.08	12,685.90	9,375.82	84,896.41	126,859.00	41,962.59	152,229.00
Excess Revenue / Expense	9,375.67	(0.10)	9,375.77	42,074.84	(1.00)	42,075.84	0.00

## Harborage on Braden River Income and Expense Report

Period 10/1/2020 To 10/31/2020 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	17,487.00	17,449.75	37.25	69,948.00	69,799.00	149.00	69,799.00
<b>TOTAL Assessment Revenue</b>	<b>17,487.00</b>	<b>17,449.75</b>	<b>37.25</b>	<b>69,948.00</b>	<b>69,799.00</b>	<b>149.00</b>	<b>69,799.00</b>
<b><u>Other Revenue</u></b>							
3010 Reserve Interest Income	45.23	0.00	45.23	5,405.28	0.00	5,405.28	0.00
<b>TOTAL Other Revenue</b>	<b>45.23</b>	<b>0.00</b>	<b>45.23</b>	<b>5,405.28</b>	<b>0.00</b>	<b>5,405.28</b>	<b>0.00</b>
<b>TOTAL REVENUES</b>	<b>17,532.23</b>	<b>17,449.75</b>	<b>82.48</b>	<b>75,353.28</b>	<b>69,799.00</b>	<b>5,554.28</b>	<b>69,799.00</b>
<b>Excess Revenue / Expense</b>	<b>17,532.23</b>	<b>17,449.75</b>	<b>82.48</b>	<b>75,353.28</b>	<b>69,799.00</b>	<b>5,554.28</b>	<b>69,799.00</b>