

# FINANCIAL REPORT

January 1, 2020 to December 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

Wednesday, February 10, 2021

11:53

Department Common Operating

Posted 12/31/2020

## Harborage on Braden River

### Assets

#### Bank

1000 Oper	38,401.44
1001 Oper BoOz	8,345.12
Total Bank	<u>46,746.56</u>

#### Accounts Receivable

1100 Acct Receivable Members	14,252.89
1110 Allowance for Bad Debt	(4,549.93)
Total Accounts Receivable	<u>9,702.96</u>

#### Other Assets

1130 Prepaid Insurance	817.00
1200 Due To Due From	648.59
Total Other Assets	<u>1,465.59</u>

#### Total Assets

57,915.11

### Liabilities & Equity

#### Liability

2012 Income Tax Payable	547.00
2015 Accrued Expense	8.85
2020 Insurance Settlement	3,000.00
2022 Security Deposits	8,000.00
2100 Prepaid Member Assessment	38,260.95
Total Liability	<u>49,816.80</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	(24,680.58)
Total Net Income	<u>(24,680.58)</u>

#### Total Liabilities & Equity

57,915.11

## Harborage on Braden River Income and Expense Report

Period 12/1/2020 To 12/31/2020 11:59:00 PM

		Current Month Common Operating			Year to Date Common Operating			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Annual
<b>REVENUES</b>								
<b><u>Assessment Revenue</u></b>								
5000	Member Assessments	976.34	954.80	21.54	11,594.70	11,462.00	132.70	11,462.00
TOTAL Assessment Revenue		976.34	954.80	21.54	11,594.70	11,462.00	132.70	11,462.00
<b><u>Other Revenue</u></b>								
5010	Other Income	(444.00)	0.00	(444.00)	233.74	0.00	233.74	0.00
5016	Application Income	200.00	0.00	200.00	1,500.00	0.00	1,500.00	0.00
5030	Oper Interest Income	14.33	0.00	14.33	191.66	0.00	191.66	0.00
TOTAL Other Revenue		(229.67)	0.00	(229.67)	1,925.40	0.00	1,925.40	0.00
TOTAL REVENUES		746.67	954.80	(208.13)	13,520.10	11,462.00	2,058.10	11,462.00
<b>EXPENSES</b>								
<b><u>Administrative</u></b>								
6010	CPA Fees	0.00	25.00	25.00	0.00	300.00	300.00	300.00
6011	Financial Review	0.00	125.00	125.00	0.00	1,500.00	1,500.00	1,500.00
6020	Postage & Printing	349.36	166.30	(183.06)	1,610.91	2,000.00	389.09	2,000.00
6030	Oper Bank Charges	0.00	0.00	0.00	4.05	0.00	(4.05)	0.00
6040	Attorney Fees	272.50	250.00	(22.50)	2,421.99	3,000.00	578.01	3,000.00
6050	Management Fees	(2,000.00)	0.00	2,000.00	0.00	0.00	0.00	0.00
6080	Storage Unit	0.00	25.00	25.00	538.26	300.00	(238.26)	300.00
6703	Annual Corporate Report	0.00	4.80	4.80	0.00	62.00	62.00	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	300.00	125.00	300.00
TOTAL Administrative		(1,378.14)	621.10	1,999.24	5,739.21	7,462.00	1,722.79	7,462.00
<b><u>Building Expense</u></b>								
6120	Pest Control	1,055.00	0.00	(1,055.00)	3,465.00	0.00	(3,465.00)	0.00
6231	Roof Repairs	0.00	0.00	0.00	2,180.00	0.00	(2,180.00)	0.00
TOTAL Building Expense		1,055.00	0.00	(1,055.00)	5,645.00	0.00	(5,645.00)	0.00
<b><u>Grounds Expense</u></b>								
6140	Grounds Maintenance	0.00	83.70	83.70	0.00	1,000.00	1,000.00	1,000.00
6142	Misc. Grounds/Landscaping	5,100.00	0.00	(5,100.00)	5,269.73	0.00	(5,269.73)	0.00
TOTAL Grounds Expense		5,100.00	83.70	(5,016.30)	5,269.73	1,000.00	(4,269.73)	1,000.00
<b><u>Insurance</u></b>								
6720	Insurance	4,418.19	250.00	(4,168.19)	21,546.74	3,000.00	(18,546.74)	3,000.00
TOTAL Insurance		4,418.19	250.00	(4,168.19)	21,546.74	3,000.00	(18,546.74)	3,000.00
TOTAL EXPENSES		9,195.05	954.80	(8,240.25)	38,200.68	11,462.00	(26,738.68)	11,462.00
Excess Revenue / Expense		(8,448.38)	0.00	(8,448.38)	(24,680.58)	0.00	(24,680.58)	0.00

# CSC GL Community Balance Sheet

Wednesday, February 10, 2021

11:53

Department SFH Operating

Posted 12/31/2020

## Harborage on Braden River

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### **Assets**

#### Bank

1000 Oper	7,160.80
Total Bank	<u>7,160.80</u>
<i>Total Assets</i>	<u><u>7,160.80</u></u>

### **Liabilities & Equity**

#### Net Income

Net Income	7,160.80
Total Net Income	<u>7,160.80</u>
<i>Total Liabilities &amp; Equity</i>	<u><u>7,160.80</u></u>

## Harborage on Braden River Income and Expense Report

Period 12/1/2020 To 12/31/2020 11:59:00 PM

Current Month SFH Operating

Year to Date SFH Operating

Actual      Budget      Variance      Actual      Budget      Variance      Annual

**REVENUES**

**Assessment Revenue**

5000	Member Assessments	7,048.91	7,049.10	(0.19)	84,594.55	84,587.00	7.55	84,587.00
TOTAL Assessment Revenue		7,048.91	7,049.10	(0.19)	84,594.55	84,587.00	7.55	84,587.00
TOTAL REVENUES		7,048.91	7,049.10	(0.19)	84,594.55	84,587.00	7.55	84,587.00

**EXPENSES**

**Administrative**

6050	Management Fees	50.00	382.80	332.80	4,125.75	4,587.00	461.25	4,587.00
TOTAL Administrative		50.00	382.80	332.80	4,125.75	4,587.00	461.25	4,587.00

**Grounds Expense**

6140	Grounds Maintenance	6,069.00	6,000.00	(69.00)	73,218.00	72,000.00	(1,218.00)	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	666.30	666.30	0.00	8,000.00	8,000.00	8,000.00
TOTAL Grounds Expense		6,069.00	6,666.30	597.30	73,308.00	80,000.00	6,692.00	80,000.00
TOTAL EXPENSES		6,119.00	7,049.10	930.10	77,433.75	84,587.00	7,153.25	84,587.00
Excess Revenue / Expense		929.91	0.00	929.91	7,160.80	0.00	7,160.80	0.00

# CSC GL Community Balance Sheet

Wednesday, February 10, 2021

11:53

Department TH Operating

Posted 12/31/2020

## Harborage on Braden River

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### Assets

#### Bank

1000 Oper	46,991.38
Total Bank	46,991.38
Total Assets	46,991.38

### Liabilities & Equity

#### Liability

2010 Accounts Payable	1,095.50
Total Liability	1,095.50

#### Net Income

Net Income	45,895.88
Total Net Income	45,895.88
Total Liabilities & Equity	46,991.38

## Harborage on Braden River Income and Expense Report

Period 12/1/2020 To 12/31/2020 11:59:00 PM

Current Month TH Operating

Year to Date TH Operating

Actual      Budget      Variance      Actual      Budget      Variance      Annual

### REVENUES

#### Assessment Revenue

5000	Member Assessments	12,685.75	12,685.20	0.55	152,342.75	152,229.00	113.75	152,229.00
TOTAL Assessment Revenue		12,685.75	12,685.20	0.55	152,342.75	152,229.00	113.75	152,229.00
TOTAL REVENUES		12,685.75	12,685.20	0.55	152,342.75	152,229.00	113.75	152,229.00

### EXPENSES

#### Administrative

6020	Postage & Printing	0.00	0.00	0.00	137.14	0.00	(137.14)	0.00
6050	Management Fees	2,950.00	935.20	(2,014.80)	10,100.25	11,229.00	1,128.75	11,229.00
TOTAL Administrative		2,950.00	935.20	(2,014.80)	10,237.39	11,229.00	991.61	11,229.00

#### Building Expense

6120	Pest Control	0.00	358.70	358.70	2,110.00	4,300.00	2,190.00	4,300.00
6221	Gutter Repair/Clean	0.00	375.00	375.00	270.00	4,500.00	4,230.00	4,500.00
6231	Roof Repairs	870.00	1,666.30	796.30	5,445.00	20,000.00	14,555.00	20,000.00
TOTAL Building Expense		870.00	2,400.00	1,530.00	7,825.00	28,800.00	20,975.00	28,800.00

#### Grounds Expense

6140	Grounds Maintenance	3,231.25	3,250.00	18.75	38,775.00	39,000.00	225.00	39,000.00
6142	Misc. Grounds/Landscaping	2,302.46	333.70	(1,968.76)	6,710.48	4,000.00	(2,710.48)	4,000.00
6143	Tree Trimming	0.00	416.30	416.30	9,100.00	5,000.00	(4,100.00)	5,000.00
6146	Mulch	0.00	416.30	416.30	0.00	5,000.00	5,000.00	5,000.00
6148	Plantings	0.00	166.30	166.30	0.00	2,000.00	2,000.00	2,000.00
6151	Irrigation Repairs	675.50	100.00	(575.50)	1,059.10	1,200.00	140.90	1,200.00
6219	Pressure Washing	2,725.00	166.30	(2,558.70)	2,725.00	2,000.00	(725.00)	2,000.00
TOTAL Grounds Expense		8,934.21	4,848.90	(4,085.31)	58,369.58	58,200.00	(169.58)	58,200.00

#### Insurance

6720	Insurance	0.00	4,500.00	4,500.00	30,014.90	54,000.00	23,985.10	54,000.00
TOTAL Insurance		0.00	4,500.00	4,500.00	30,014.90	54,000.00	23,985.10	54,000.00
TOTAL EXPENSES		12,754.21	12,684.10	(70.11)	106,446.87	152,229.00	45,782.13	152,229.00
Excess Revenue / Expense		(68.46)	1.10	(69.56)	45,895.88	0.00	45,895.88	0.00

# Harborage on Braden River Income and Expense Report

Period 12/1/2020 To 12/31/2020 11:59:00 PM

Current Month TH Reserve

Year to Date TH Reserve

	Actual	Budget	Variance	Actual	Budget	Variance	Annual
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<b>REVENUES</b>								
<u><b>Assessment Revenue</b></u>								
3000	Reserve Member Assessment	0.00	0.00	0.00	69,948.00	69,799.00	149.00	69,799.00
TOTAL Assessment Revenue		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>69,948.00</u>	<u>69,799.00</u>	<u>149.00</u>	<u>69,799.00</u>
<u><b>Other Revenue</b></u>								
3010	Reserve Interest Income	918.47	0.00	918.47	6,367.53	0.00	6,367.53	0.00
TOTAL Other Revenue		<u>918.47</u>	<u>0.00</u>	<u>918.47</u>	<u>6,367.53</u>	<u>0.00</u>	<u>6,367.53</u>	<u>0.00</u>
TOTAL REVENUES		<u>918.47</u>	<u>0.00</u>	<u>918.47</u>	<u>76,315.53</u>	<u>69,799.00</u>	<u>6,516.53</u>	<u>69,799.00</u>
Excess Revenue / Expense		<u>918.47</u>	<u>0.00</u>	<u>918.47</u>	<u>76,315.53</u>	<u>69,799.00</u>	<u>6,516.53</u>	<u>69,799.00</u>