

FINANCIAL REPORT

January 1, 2021 to January 31, 2021

For

Harborage on Braden River

Prepared By:



C&S COMMUNITY MANAGEMENT
SERVICES, INC., AAMC

www.cscmsi.com

CSC GL Community Balance Sheet

Wednesday, February 24, 2021

16:13

Department Common Operating

Posted 01/31/2021

Harborage on Braden River

Assets

Bank

1000 Oper	3,688.54
1001 Oper BoOz	8,345.12
Total Bank	<u>12,033.66</u>

Accounts Receivable

1100 Acct Receivable Members	23,823.73
1110 Allowance for Bad Debt	(4,549.93)
Total Accounts Receivable	<u>19,273.80</u>

Other Assets

1130 Prepaid Insurance	864.19
1200 Due To Due From	648.59
Total Other Assets	<u>1,512.78</u>

Total Assets

32,820.24

Liabilities & Equity

Liability

2010 Accounts Payable	1,701.12
2012 Income Tax Payable	547.00
2014 Deferred Revenue	2,803.17
2020 Insurance Settlement	3,000.00
2022 Security Deposits	8,000.00
2100 Prepaid Member Assessment	12,284.39
Total Liability	<u>28,335.68</u>

Equity

3500 Oper Retained Earnings	9,553.51
3501 Prior Year Adjustment	(1,455.20)
Total Equity	<u>8,098.31</u>

Net Income

Net Income	(3,613.75)
Total Net Income	<u>(3,613.75)</u>
<u>Total Liabilities & Equity</u>	<u>32,820.24</u>

Harborage on Braden River Income and Expense Report

Period 1/1/2021 To 1/31/2021 11:59:00 PM

		Current Month Common Operating			Year to Date Common Operating			
		Actual	Budget	Variance	Actual	Budget	Variance	Annual
REVENUES								
<u>Assessment Revenue</u>								
5000	Member Assessments	1,427.58	1,401.60	25.98	1,427.58	1,401.60	25.98	16,819.00
TOTAL Assessment Revenue		<u>1,427.58</u>	<u>1,401.60</u>	<u>25.98</u>	<u>1,427.58</u>	<u>1,401.60</u>	<u>25.98</u>	<u>16,819.00</u>
<u>Other Revenue</u>								
5030	Oper Interest Income	18.79	0.00	18.79	18.79	0.00	18.79	0.00
TOTAL Other Revenue		<u>18.79</u>	<u>0.00</u>	<u>18.79</u>	<u>18.79</u>	<u>0.00</u>	<u>18.79</u>	<u>0.00</u>
TOTAL REVENUES		<u>1,446.37</u>	<u>1,401.60</u>	<u>44.77</u>	<u>1,446.37</u>	<u>1,401.60</u>	<u>44.77</u>	<u>16,819.00</u>
EXPENSES								
<u>Administrative</u>								
6010	CPA Fees	0.00	25.00	25.00	0.00	25.00	25.00	300.00
6020	Postage & Printing	0.00	166.70	166.70	0.00	166.70	166.70	2,000.00
6030	Oper Bank Charges	259.00	45.80	(213.20)	259.00	45.80	(213.20)	550.00
6040	Attorney Fees	0.00	166.70	166.70	0.00	166.70	166.70	2,000.00
6080	Storage Unit	381.12	45.80	(335.32)	381.12	45.80	(335.32)	550.00
6703	Annual Corporate Report	0.00	5.10	5.10	0.00	5.10	5.10	61.00
TOTAL Administrative		<u>640.12</u>	<u>455.10</u>	<u>(185.02)</u>	<u>640.12</u>	<u>455.10</u>	<u>(185.02)</u>	<u>5,461.00</u>
<u>Grounds Expense</u>								
6140	Grounds Maintenance	0.00	41.70	41.70	0.00	41.70	41.70	500.00
TOTAL Grounds Expense		<u>0.00</u>	<u>41.70</u>	<u>41.70</u>	<u>0.00</u>	<u>41.70</u>	<u>41.70</u>	<u>500.00</u>
<u>Insurance</u>								
6720	Insurance	4,420.00	904.80	(3,515.20)	4,420.00	904.80	(3,515.20)	10,858.00
TOTAL Insurance		<u>4,420.00</u>	<u>904.80</u>	<u>(3,515.20)</u>	<u>4,420.00</u>	<u>904.80</u>	<u>(3,515.20)</u>	<u>10,858.00</u>
TOTAL EXPENSES		<u>5,060.12</u>	<u>1,401.60</u>	<u>(3,658.52)</u>	<u>5,060.12</u>	<u>1,401.60</u>	<u>(3,658.52)</u>	<u>16,819.00</u>
Excess Revenue / Expense		<u>(3,613.75)</u>	<u>0.00</u>	<u>(3,613.75)</u>	<u>(3,613.75)</u>	<u>0.00</u>	<u>(3,613.75)</u>	<u>0.00</u>

CSC GL Community Balance Sheet

Wednesday, February 24, 2021

16:13

Department SFH Operating

Posted 01/31/2021

Harborage on Braden River

Assets

Bank

1000 Oper	19,701.80
Total Bank	<u>19,701.80</u>
<i>Total Assets</i>	<u><u>19,701.80</u></u>

Liabilities & Equity

Liability

2014 Deferred Revenue	12,600.00
Total Liability	<u>12,600.00</u>

Equity

3500 Oper Retained Earnings	7,160.80
Total Equity	<u>7,160.80</u>

Net Income

Net Income	<u>(59.00)</u>
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Total Net Income	<u>(59.00)</u>
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<i>Total Liabilities & Equity</i>	<u><u>19,701.80</u></u>
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Harborage on Braden River Income and Expense Report

Period 1/1/2021 To 1/31/2021 11:59:00 PM

		Current Month SFH Operating			Year to Date SFH Operating			
		Actual	Budget	Variance	Actual	Budget	Variance	Annual
REVENUES								
<u>Assessment Revenue</u>								
5000	Member Assessments	6,300.00	6,300.00	0.00	6,300.00	6,300.00	0.00	75,600.00
TOTAL Assessment Revenue		6,300.00	6,300.00	0.00	6,300.00	6,300.00	0.00	75,600.00
TOTAL REVENUES		6,300.00	6,300.00	0.00	6,300.00	6,300.00	0.00	75,600.00
EXPENSES								
<u>Administrative</u>								
6050	Management Fees	290.00	300.00	10.00	290.00	300.00	10.00	3,600.00
TOTAL Administrative		290.00	300.00	10.00	290.00	300.00	10.00	3,600.00
<u>Grounds Expense</u>								
6140	Grounds Maintenance	6,069.00	6,000.00	(69.00)	6,069.00	6,000.00	(69.00)	72,000.00
TOTAL Grounds Expense		6,069.00	6,000.00	(69.00)	6,069.00	6,000.00	(69.00)	72,000.00
TOTAL EXPENSES		6,359.00	6,300.00	(59.00)	6,359.00	6,300.00	(59.00)	75,600.00
Excess Revenue / Expense		(59.00)	0.00	(59.00)	(59.00)	0.00	(59.00)	0.00

Department TH Operating

Posted 01/31/2021

Harborage on Braden River

AssetsBank

1000 Oper	77,443.88
Total Bank	77,443.88
Total Assets	77,443.88

Liabilities & EquityLiability

2010 Accounts Payable	590.00
2014 Deferred Revenue	23,659.50
Total Liability	24,249.50

Equity

3500 Oper Retained Earnings	45,895.88
Total Equity	45,895.88

Net Income

Net Income	7,298.50
Total Net Income	7,298.50
Total Liabilities & Equity	77,443.88

Harborage on Braden River Income and Expense Report

Period 1/1/2021 To 1/31/2021 11:59:00 PM

		Current Month TH Operating			Year to Date TH Operating			
		Actual	Budget	Variance	Actual	Budget	Variance	Annual
REVENUES								
<u>Assessment Revenue</u>								
5000	Member Assessments	11,829.75	11,829.80	(0.05)	11,829.75	11,829.80	(0.05)	141,957.00
TOTAL Assessment Revenue		11,829.75	11,829.80	(0.05)	11,829.75	11,829.80	(0.05)	141,957.00
TOTAL REVENUES		11,829.75	11,829.80	(0.05)	11,829.75	11,829.80	(0.05)	141,957.00
EXPENSES								
<u>Administrative</u>								
6050	Management Fees	710.00	696.00	(14.00)	710.00	696.00	(14.00)	8,352.00
TOTAL Administrative		710.00	696.00	(14.00)	710.00	696.00	(14.00)	8,352.00
<u>Building Expense</u>								
6120	Pest Control	0.00	358.30	358.30	0.00	358.30	358.30	4,300.00
6221	Gutter Repair/Clean	0.00	375.00	375.00	0.00	375.00	375.00	4,500.00
6231	Roof Repairs	590.00	1,666.70	1,076.70	590.00	1,666.70	1,076.70	20,000.00
TOTAL Building Expense		590.00	2,400.00	1,810.00	590.00	2,400.00	1,810.00	28,800.00
<u>Grounds Expense</u>								
6140	Grounds Maintenance	3,231.25	3,250.00	18.75	3,231.25	3,250.00	18.75	39,000.00
6142	Misc. Grounds/Landscaping	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
6143	Tree Trimming	0.00	416.70	416.70	0.00	416.70	416.70	5,000.00
6148	Plantings	0.00	83.30	83.30	0.00	83.30	83.30	1,000.00
6151	Irrigation Repairs	0.00	100.00	100.00	0.00	100.00	100.00	1,200.00
6219	Pressure Washing	0.00	227.10	227.10	0.00	227.10	227.10	2,725.00
TOTAL Grounds Expense		3,231.25	4,577.10	1,345.85	3,231.25	4,577.10	1,345.85	54,925.00
<u>Insurance</u>								
6720	Insurance	0.00	4,156.70	4,156.70	0.00	4,156.70	4,156.70	49,880.00
TOTAL Insurance		0.00	4,156.70	4,156.70	0.00	4,156.70	4,156.70	49,880.00
TOTAL EXPENSES		4,531.25	11,829.80	7,298.55	4,531.25	11,829.80	7,298.55	141,957.00
Excess Revenue / Expense		7,298.50	0.00	7,298.50	7,298.50	0.00	7,298.50	0.00

Harborage on Braden River Income and Expense Report

Period 1/1/2021 To 1/31/2021 11:59:00 PM

	Current Month TH Reserve			Year to Date TH Reserve			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUES							
<u>Assessment Revenue</u>							
3000 Reserve Member Assessment	19,250.00	19,250.00	0.00	19,250.00	19,250.00	0.00	77,000.00
TOTAL Assessment Revenue	<u>19,250.00</u>	<u>19,250.00</u>	<u>0.00</u>	<u>19,250.00</u>	<u>19,250.00</u>	<u>0.00</u>	<u>77,000.00</u>
<u>Other Revenue</u>							
3010 Reserve Interest Income	47.59	0.00	47.59	47.59	0.00	47.59	6,367.50
TOTAL Other Revenue	<u>47.59</u>	<u>0.00</u>	<u>47.59</u>	<u>47.59</u>	<u>0.00</u>	<u>47.59</u>	<u>6,367.50</u>
TOTAL REVENUES	<u>19,297.59</u>	<u>19,250.00</u>	<u>47.59</u>	<u>19,297.59</u>	<u>19,250.00</u>	<u>47.59</u>	<u>83,367.50</u>
Excess Revenue / Expense	<u><u>19,297.59</u></u>	<u><u>19,250.00</u></u>	<u><u>47.59</u></u>	<u><u>19,297.59</u></u>	<u><u>19,250.00</u></u>	<u><u>47.59</u></u>	<u><u>83,367.50</u></u>