

FINANCIAL REPORT

January 1, 2021 to February 28, 2021

For

Harborage on Braden River

Prepared By:



C&S COMMUNITY MANAGEMENT
SERVICES, INC., AAMC

www.cscmsi.com

CSC GL Community Balance Sheet

Tuesday, March 16, 2021

15:24

Department Common Operating

Posted 02/28/2021

Harborage on Braden River

Assets

Bank

1000 Oper	1,584.77
1001 Oper BoOz	8,345.12
Total Bank	<u>9,929.89</u>

Accounts Receivable

1100 Acct Receivable Members	20,975.77
1110 Allowance for Bad Debt	(4,549.93)
Total Accounts Receivable	<u>16,425.84</u>

Other Assets

1130 Prepaid Insurance	911.38
1200 Due To Due From	648.59
Total Other Assets	<u>1,559.97</u>
Total Assets	<u>27,915.70</u>

Liabilities & Equity

Liability

2010 Accounts Payable	653.31
2012 Income Tax Payable	547.00
2014 Deferred Revenue	1,401.59
2020 Insurance Settlement	3,000.00
2022 Security Deposits	8,000.00
2100 Prepaid Member Assessment	13,611.03
Total Liability	<u>27,212.93</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	(7,395.54)
Total Net Income	<u>(7,395.54)</u>
Total Liabilities & Equity	<u>27,915.70</u>

Harborage on Braden River Income and Expense Report

Period 2/1/2021 To 2/28/2021 11:59:00 PM

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

REVENUES

Assessment Revenue

5000	Member Assessments	1,401.58	1,401.60	(0.02)	2,829.16	2,803.20	25.96	16,819.00
TOTAL Assessment Revenue		1,401.58	1,401.60	(0.02)	2,829.16	2,803.20	25.96	16,819.00

Other Revenue

5010	Other Income	37.00	0.00	37.00	37.00	0.00	37.00	0.00
5030	Oper Interest Income	9.87	0.00	9.87	28.66	0.00	28.66	0.00
TOTAL Other Revenue		46.87	0.00	46.87	65.66	0.00	65.66	0.00
TOTAL REVENUES		1,448.45	1,401.60	46.85	2,894.82	2,803.20	91.62	16,819.00

EXPENSES

Administrative

6010	CPA Fees	0.00	25.00	25.00	0.00	50.00	50.00	300.00
6020	Postage & Printing	4.00	166.70	162.70	4.00	333.40	329.40	2,000.00
6030	Oper Bank Charges	12.00	45.80	33.80	271.00	91.60	(179.40)	550.00
6040	Attorney Fees	162.50	166.70	4.20	162.50	333.40	170.90	2,000.00
6080	Storage Unit	0.00	45.80	45.80	381.12	91.60	(289.52)	550.00
6703	Annual Corporate Report	0.00	5.10	5.10	0.00	10.20	10.20	61.00
TOTAL Administrative		178.50	455.10	276.60	818.62	910.20	91.58	5,461.00

Grounds Expense

6140	Grounds Maintenance	0.00	41.70	41.70	0.00	83.40	83.40	500.00
6142	Misc. Grounds/Landscaping	631.74	0.00	(631.74)	631.74	0.00	(631.74)	0.00
TOTAL Grounds Expense		631.74	41.70	(590.04)	631.74	83.40	(548.34)	500.00

Insurance

6720	Insurance	4,420.00	904.80	(3,515.20)	8,840.00	1,809.60	(7,030.40)	10,858.00
TOTAL Insurance		4,420.00	904.80	(3,515.20)	8,840.00	1,809.60	(7,030.40)	10,858.00
TOTAL EXPENSES		5,230.24	1,401.60	(3,828.64)	10,290.36	2,803.20	(7,487.16)	16,819.00
Excess Revenue / Expense		(3,781.79)	0.00	(3,781.79)	(7,395.54)	0.00	(7,395.54)	0.00

CSC GL Community Balance Sheet

Tuesday, March 16, 2021

13:37

Department SFH Operating

Posted 02/28/2021

Harborage on Braden River

Assets

Bank

1000 Oper	13,632.80
Total Bank	<u>13,632.80</u>
Total Assets	<u>13,632.80</u>

Liabilities & Equity

Liability

2010 Accounts Payable	290.00
2014 Deferred Revenue	6,300.00
Total Liability	<u>6,590.00</u>

Equity

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

Net Income

Net Income	(118.00)
Total Net Income	<u>(118.00)</u>

Total Liabilities & Equity	<u>13,632.80</u>
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Harborage on Braden River Income and Expense Report

Period 2/1/2021 To 2/28/2021 11:59:00 PM

Current Month SFH Operating

Year to Date SFH Operating

	Actual	Budget	Variance	Actual	Budget	Variance	Annual
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REVENUES

Assessment Revenue

5000 Member Assessments	6,300.00	6,300.00	0.00	12,600.00	12,600.00	0.00	75,600.00
TOTAL Assessment Revenue	6,300.00	6,300.00	0.00	12,600.00	12,600.00	0.00	75,600.00
TOTAL REVENUES	6,300.00	6,300.00	0.00	12,600.00	12,600.00	0.00	75,600.00

EXPENSES

Administrative

6050 Management Fees	290.00	300.00	10.00	580.00	600.00	20.00	3,600.00
TOTAL Administrative	290.00	300.00	10.00	580.00	600.00	20.00	3,600.00

Grounds Expense

6140 Grounds Maintenance	6,069.00	6,000.00	(69.00)	12,138.00	12,000.00	(138.00)	72,000.00
TOTAL Grounds Expense	6,069.00	6,000.00	(69.00)	12,138.00	12,000.00	(138.00)	72,000.00
TOTAL EXPENSES	6,359.00	6,300.00	(59.00)	12,718.00	12,600.00	(118.00)	75,600.00
Excess Revenue / Expense	(59.00)	0.00	(59.00)	(118.00)	0.00	(118.00)	0.00

CSC GL Community Balance Sheet

Tuesday, March 16, 2021

13:37

Department TH Operating

Posted 02/28/2021

Harborage on Braden River

Assets

Bank

1000 Oper	73,347.63
Total Bank	<u>73,347.63</u>
<i>Total Assets</i>	<u><u>73,347.63</u></u>

Liabilities & Equity

Liability

2010 Accounts Payable	1,689.95
2014 Deferred Revenue	11,829.75
Total Liability	<u>13,519.70</u>

Equity

3500 Oper Retained Earnings	45,895.88
Total Equity	<u>45,895.88</u>

Net Income

Net Income	13,932.05
Total Net Income	<u>13,932.05</u>
<i>Total Liabilities & Equity</i>	<u><u>73,347.63</u></u>

Harborage on Braden River Income and Expense Report

Period 2/1/2021 To 2/28/2021 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	11,829.75	11,829.80	(0.05)	23,659.50	23,659.60	(0.10)	141,957.00
TOTAL Assessment Revenue		<u>11,829.75</u>	<u>11,829.80</u>	<u>(0.05)</u>	<u>23,659.50</u>	<u>23,659.60</u>	<u>(0.10)</u>	<u>141,957.00</u>
TOTAL REVENUES		<u>11,829.75</u>	<u>11,829.80</u>	<u>(0.05)</u>	<u>23,659.50</u>	<u>23,659.60</u>	<u>(0.10)</u>	<u>141,957.00</u>

EXPENSES

Administrative

6050	Management Fees	710.00	696.00	(14.00)	1,420.00	1,392.00	(28.00)	8,352.00
TOTAL Administrative		<u>710.00</u>	<u>696.00</u>	<u>(14.00)</u>	<u>1,420.00</u>	<u>1,392.00</u>	<u>(28.00)</u>	<u>8,352.00</u>

Building Expense

6120	Pest Control	0.00	358.30	358.30	0.00	716.60	716.60	4,300.00
6221	Gutter Repair/Clean	0.00	375.00	375.00	0.00	750.00	750.00	4,500.00
6231	Roof Repairs	800.00	1,666.70	866.70	1,390.00	3,333.40	1,943.40	20,000.00
TOTAL Building Expense		<u>800.00</u>	<u>2,400.00</u>	<u>1,600.00</u>	<u>1,390.00</u>	<u>4,800.00</u>	<u>3,410.00</u>	<u>28,800.00</u>

Grounds Expense

6140	Grounds Maintenance	3,231.25	3,250.00	18.75	6,462.50	6,500.00	37.50	39,000.00
6142	Misc. Grounds/Landscaping	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
6143	Tree Trimming	275.00	416.70	141.70	275.00	833.40	558.40	5,000.00
6148	Plantings	0.00	83.30	83.30	0.00	166.60	166.60	1,000.00
6151	Irrigation Repairs	179.95	100.00	(79.95)	179.95	200.00	20.05	1,200.00
6219	Pressure Washing	0.00	227.10	227.10	0.00	454.20	454.20	2,725.00
TOTAL Grounds Expense		<u>3,686.20</u>	<u>4,577.10</u>	<u>890.90</u>	<u>6,917.45</u>	<u>9,154.20</u>	<u>2,236.75</u>	<u>54,925.00</u>

Insurance

6720	Insurance	0.00	4,156.70	4,156.70	0.00	8,313.40	8,313.40	49,880.00
TOTAL Insurance		<u>0.00</u>	<u>4,156.70</u>	<u>4,156.70</u>	<u>0.00</u>	<u>8,313.40</u>	<u>8,313.40</u>	<u>49,880.00</u>
TOTAL EXPENSES		<u>5,196.20</u>	<u>11,829.80</u>	<u>6,633.60</u>	<u>9,727.45</u>	<u>23,659.60</u>	<u>13,932.15</u>	<u>141,957.00</u>
Excess Revenue / Expense		<u>6,633.55</u>	<u>0.00</u>	<u>6,633.55</u>	<u>13,932.05</u>	<u>0.00</u>	<u>13,932.05</u>	<u>0.00</u>

Harborage on Braden River Income and Expense Report

Period 2/1/2021 To 2/28/2021 11:59:00 PM

Current Month TH Reserve Year to Date TH Reserve

	Actual	Budget	Variance	Actual	Budget	Variance	Annual
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REVENUES

Assessment Revenue

3000 Reserve Member Assessment	0.00	0.00	0.00	19,250.00	19,250.00	0.00	77,000.00
TOTAL Assessment Revenue	0.00	0.00	0.00	19,250.00	19,250.00	0.00	77,000.00

Other Revenue

3010 Reserve Interest Income	33.77	0.00	33.77	81.36	0.00	81.36	6,367.50
TOTAL Other Revenue	33.77	0.00	33.77	81.36	0.00	81.36	6,367.50
TOTAL REVENUES	33.77	0.00	33.77	19,331.36	19,250.00	81.36	83,367.50
Excess Revenue / Expense	33.77	0.00	33.77	19,331.36	19,250.00	81.36	83,367.50