

FINANCIAL REPORT

January 1, 2021 to March 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, April 14, 2021

13:04

Department Common Operating

Posted 03/31/2021

Harborage on Braden River

Assets

Bank

1000 Oper	22,942.53
1001 Oper BoOz	8,345.12
Total Bank	<u>31,287.65</u>

Accounts Receivable

1100 Acct Receivable Members	18,539.11
1110 Allowance for Bad Debt	(4,549.93)
Total Accounts Receivable	<u>13,989.18</u>

Other Assets

1130 Prepaid Insurance	958.57
1200 Due To Due From	648.59
Total Other Assets	<u>1,607.16</u>

Total Assets

46,883.99

Liabilities & Equity

Liability

2010 Accounts Payable	486.81
2012 Income Tax Payable	547.00
2020 Insurance Settlement	3,000.00
2022 Security Deposits	8,000.00
2100 Prepaid Member Assessment	39,975.92
Total Liability	<u>52,009.73</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 (13,224.05)

Total Net Income

(13,224.05)

Total Liabilities & Equity

46,883.99

Harborage on Braden River Income and Expense Report

Period 3/1/2021 To 3/31/2021 11:59:00 PM

		Current Month Common Operating			Year to Date Common Operating			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Annual
REVENUES								
<u>Assessment Revenue</u>								
5000	Member Assessments	1,401.59	1,401.60	(0.01)	4,230.75	4,204.80	25.95	16,819.00
TOTAL Assessment Revenue		1,401.59	1,401.60	(0.01)	4,230.75	4,204.80	25.95	16,819.00
<u>Other Revenue</u>								
5010	Other Income	0.00	0.00	0.00	37.00	0.00	37.00	0.00
5030	Oper Interest Income	8.42	0.00	8.42	37.08	0.00	37.08	0.00
TOTAL Other Revenue		8.42	0.00	8.42	74.08	0.00	74.08	0.00
TOTAL REVENUES		1,410.01	1,401.60	8.41	4,304.83	4,204.80	100.03	16,819.00
EXPENSES								
<u>Administrative</u>								
6010	CPA Fees	1,600.00	25.00	(1,575.00)	1,600.00	75.00	(1,525.00)	300.00
6020	Postage & Printing	4.77	166.70	161.93	8.77	500.10	491.33	2,000.00
6030	Oper Bank Charges	2.00	45.80	43.80	273.00	137.40	(135.60)	550.00
6040	Attorney Fees	0.00	166.70	166.70	162.50	500.10	337.60	2,000.00
6080	Storage Unit	0.00	45.80	45.80	381.12	137.40	(243.72)	550.00
6703	Annual Corporate Report	0.00	5.10	5.10	0.00	15.30	15.30	61.00
TOTAL Administrative		1,606.77	455.10	(1,151.67)	2,425.39	1,365.30	(1,060.09)	5,461.00
<u>Building Expense</u>								
6120	Pest Control	1,107.75	0.00	(1,107.75)	1,107.75	0.00	(1,107.75)	0.00
TOTAL Building Expense		1,107.75	0.00	(1,107.75)	1,107.75	0.00	(1,107.75)	0.00
<u>Grounds Expense</u>								
6140	Grounds Maintenance	0.00	41.70	41.70	0.00	125.10	125.10	500.00
6142	Misc. Grounds/Landscaping	104.00	0.00	(104.00)	735.74	0.00	(735.74)	0.00
TOTAL Grounds Expense		104.00	41.70	(62.30)	735.74	125.10	(610.64)	500.00
<u>Insurance</u>								
6720	Insurance	4,420.00	904.80	(3,515.20)	13,260.00	2,714.40	(10,545.60)	10,858.00
TOTAL Insurance		4,420.00	904.80	(3,515.20)	13,260.00	2,714.40	(10,545.60)	10,858.00
TOTAL EXPENSES		7,238.52	1,401.60	(5,836.92)	17,528.88	4,204.80	(13,324.08)	16,819.00
Excess Revenue / Expense		(5,828.51)	0.00	(5,828.51)	(13,224.05)	0.00	(13,224.05)	0.00

CSC GL Community Balance Sheet

Wednesday, April 14, 2021

13:04

Department SFH Operating

Posted 03/31/2021

Harborage on Braden River

Assets

Bank

1000 Oper	6,983.80
Total Bank	6,983.80
<i>Total Assets</i>	<i>6,983.80</i>

Liabilities & Equity

Equity

3500 Oper Retained Earnings	7,160.80
Total Equity	7,160.80
<u>Net Income</u>	
Net Income	(177.00)
Total Net Income	(177.00)
<i>Total Liabilities & Equity</i>	<i>6,983.80</i>

Harborage on Braden River Income and Expense Report

Period 3/1/2021 To 3/31/2021 11:59:00 PM

		Current Month SFH Operating			Year to Date SFH Operating			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	
REVENUES								
<u>Assessment Revenue</u>								
5000	Member Assessments	6,300.00	6,300.00	0.00	18,900.00	18,900.00	0.00	75,600.00
TOTAL Assessment Revenue		6,300.00	6,300.00	0.00	18,900.00	18,900.00	0.00	75,600.00
TOTAL REVENUES		6,300.00	6,300.00	0.00	18,900.00	18,900.00	0.00	75,600.00
EXPENSES								
<u>Administrative</u>								
6050	Management Fees	290.00	300.00	10.00	870.00	900.00	30.00	3,600.00
TOTAL Administrative		290.00	300.00	10.00	870.00	900.00	30.00	3,600.00
<u>Grounds Expense</u>								
6140	Grounds Maintenance	6,069.00	6,000.00	(69.00)	18,207.00	18,000.00	(207.00)	72,000.00
TOTAL Grounds Expense		6,069.00	6,000.00	(69.00)	18,207.00	18,000.00	(207.00)	72,000.00
TOTAL EXPENSES		6,359.00	6,300.00	(59.00)	19,077.00	18,900.00	(177.00)	75,600.00
Excess Revenue / Expense		(59.00)	0.00	(59.00)	(177.00)	0.00	(177.00)	0.00

CSC GL Community Balance Sheet

Wednesday, April 14, 2021

13:04

Department TH Operating

Posted 03/31/2021

Harborage on Braden River

Assets

Bank

1000 Oper	67,716.43
Total Bank	<u>67,716.43</u>
<i>Total Assets</i>	<u><u>67,716.43</u></u>

Liabilities & Equity

Equity

3500 Oper Retained Earnings	45,895.88
Total Equity	<u>45,895.88</u>
<u>Net Income</u>	
Net Income	21,820.55
Total Net Income	<u>21,820.55</u>
<i>Total Liabilities & Equity</i>	<u><u>67,716.43</u></u>

Harborage on Braden River Income and Expense Report

Period 3/1/2021 To 3/31/2021 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)	35,489.25	35,489.40	(0.15)	141,957.00
TOTAL Assessment Revenue		11,829.75	11,829.80	(0.05)	35,489.25	35,489.40	(0.15)	141,957.00
TOTAL REVENUES		11,829.75	11,829.80	(0.05)	35,489.25	35,489.40	(0.15)	141,957.00

EXPENSES

Administrative

6050	Management Fees	710.00	696.00	(14.00)	2,130.00	2,088.00	(42.00)	8,352.00
TOTAL Administrative		710.00	696.00	(14.00)	2,130.00	2,088.00	(42.00)	8,352.00

Building Expense

6120	Pest Control	0.00	358.30	358.30	0.00	1,074.90	1,074.90	4,300.00
6221	Gutter Repair/Clean	0.00	375.00	375.00	0.00	1,125.00	1,125.00	4,500.00
6231	Roof Repairs	0.00	1,666.70	1,666.70	1,390.00	5,000.10	3,610.10	20,000.00
TOTAL Building Expense		0.00	2,400.00	2,400.00	1,390.00	7,200.00	5,810.00	28,800.00

Grounds Expense

6140	Grounds Maintenance	3,231.25	3,250.00	18.75	9,693.75	9,750.00	56.25	39,000.00
6142	Misc. Grounds/Landscaping	0.00	500.00	500.00	0.00	1,500.00	1,500.00	6,000.00
6143	Tree Trimming	0.00	416.70	416.70	275.00	1,250.10	975.10	5,000.00
6148	Plantings	0.00	83.30	83.30	0.00	249.90	249.90	1,000.00
6151	Irrigation Repairs	0.00	100.00	100.00	179.95	300.00	120.05	1,200.00
6219	Pressure Washing	0.00	227.10	227.10	0.00	681.30	681.30	2,725.00
TOTAL Grounds Expense		3,231.25	4,577.10	1,345.85	10,148.70	13,731.30	3,582.60	54,925.00

Insurance

6720	Insurance	0.00	4,156.70	4,156.70	0.00	12,470.10	12,470.10	49,880.00
TOTAL Insurance		0.00	4,156.70	4,156.70	0.00	12,470.10	12,470.10	49,880.00
TOTAL EXPENSES		3,941.25	11,829.80	7,888.55	13,668.70	35,489.40	21,820.70	141,957.00
Excess Revenue / Expense		7,888.50	0.00	7,888.50	21,820.55	0.00	21,820.55	0.00

Harborage on Braden River Income and Expense Report

Period 3/1/2021 To 3/31/2021 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	854.67	0.00	854.67	936.03	0.00	936.03	6,367.50
TOTAL Other Revenue	854.67	0.00	854.67	936.03	0.00	936.03	6,367.50
TOTAL REVENUES	854.67	0.00	854.67	20,186.03	19,250.00	936.03	83,367.50
Excess Revenue / Expense	854.67	0.00	854.67	20,186.03	19,250.00	936.03	83,367.50