

# FINANCIAL REPORT

January 1, 2021 to April 30, 2021

For

## Harborage on Braden River

Prepared By:



C&S COMMUNITY MANAGEMENT  
SERVICES, INC., AAMC

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# CSC GL Community Balance Sheet

Tuesday, May 11, 2021

15:49

Department Common Operating

Posted 04/30/2021

## Harborage on Braden River

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### Assets

#### Bank

1000 Oper	(17,371.25)
1001 Oper BoOz	8,345.12
Total Bank	<u>(9,026.13)</u>

#### Accounts Receivable

1100 Acct Receivable Members	28,527.62
1110 Allowance for Bad Debt	(4,549.93)
Total Accounts Receivable	<u>23,977.69</u>

#### Other Assets

1130 Prepaid Insurance	1,005.76
1200 Due To Due From	648.59
Total Other Assets	<u>1,654.35</u>

#### Total Assets

16,605.91

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### Liabilities & Equity

#### Liability

2010 Accounts Payable	417.67
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	12,324.98
Total Liability	<u>27,092.82</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 (18,585.22)

#### Total Net Income

(18,585.22)

#### Total Liabilities & Equity

16,605.91

## Harborage on Braden River Income and Expense Report

Period 4/1/2021 To 4/30/2021 11:59:00 PM

	Current Month Common Operating			Year to Date Common Operating			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>REVENUES</b>							
<b><u>Assessment Revenue</u></b>							
5000 Member Assessments	1,427.58	1,401.60	25.98	5,658.33	5,606.40	51.93	16,819.00
<b>TOTAL Assessment Revenue</b>	<b>1,427.58</b>	<b>1,401.60</b>	<b>25.98</b>	<b>5,658.33</b>	<b>5,606.40</b>	<b>51.93</b>	<b>16,819.00</b>
<b><u>Other Revenue</u></b>							
5010 Other Income	37.00	0.00	37.00	74.00	0.00	74.00	0.00
5030 Oper Interest Income	9.81	0.00	9.81	46.89	0.00	46.89	0.00
<b>TOTAL Other Revenue</b>	<b>46.81</b>	<b>0.00</b>	<b>46.81</b>	<b>120.89</b>	<b>0.00</b>	<b>120.89</b>	<b>0.00</b>
<b>TOTAL REVENUES</b>	<b>1,474.39</b>	<b>1,401.60</b>	<b>72.79</b>	<b>5,779.22</b>	<b>5,606.40</b>	<b>172.82</b>	<b>16,819.00</b>
<b>EXPENSES</b>							
<b><u>Administrative</u></b>							
6010 CPA Fees	0.00	25.00	25.00	1,600.00	100.00	(1,500.00)	300.00
6020 Postage & Printing	520.79	166.70	(354.09)	529.56	666.80	137.24	2,000.00
6030 Oper Bank Charges	85.90	45.80	(40.10)	358.90	183.20	(175.70)	550.00
6040 Attorney Fees	0.00	166.70	166.70	162.50	666.80	504.30	2,000.00
6080 Storage Unit	625.62	45.80	(579.82)	1,006.74	183.20	(823.54)	550.00
6703 Annual Corporate Report	61.25	5.10	(56.15)	61.25	20.40	(40.85)	61.00
6710 Income Taxes	922.00	0.00	(922.00)	922.00	0.00	(922.00)	0.00
<b>TOTAL Administrative</b>	<b>2,215.56</b>	<b>455.10</b>	<b>(1,760.46)</b>	<b>4,640.95</b>	<b>1,820.40</b>	<b>(2,820.55)</b>	<b>5,461.00</b>
<b><u>Building Expense</u></b>							
6120 Pest Control	0.00	0.00	0.00	1,107.75	0.00	(1,107.75)	0.00
<b>TOTAL Building Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,107.75</b>	<b>0.00</b>	<b>(1,107.75)</b>	<b>0.00</b>
<b><u>Grounds Expense</u></b>							
6140 Grounds Maintenance	0.00	41.70	41.70	0.00	166.80	166.80	500.00
6142 Misc. Grounds/Landscaping	0.00	0.00	0.00	735.74	0.00	(735.74)	0.00
6148 Plantings	200.00	0.00	(200.00)	200.00	0.00	(200.00)	0.00
<b>TOTAL Grounds Expense</b>	<b>200.00</b>	<b>41.70</b>	<b>(158.30)</b>	<b>935.74</b>	<b>166.80</b>	<b>(768.94)</b>	<b>500.00</b>
<b><u>Insurance</u></b>							
6720 Insurance	4,420.00	904.80	(3,515.20)	17,680.00	3,619.20	(14,060.80)	10,858.00
<b>TOTAL Insurance</b>	<b>4,420.00</b>	<b>904.80</b>	<b>(3,515.20)</b>	<b>17,680.00</b>	<b>3,619.20</b>	<b>(14,060.80)</b>	<b>10,858.00</b>
<b>TOTAL EXPENSES</b>	<b>6,835.56</b>	<b>1,401.60</b>	<b>(5,433.96)</b>	<b>24,364.44</b>	<b>5,606.40</b>	<b>(18,758.04)</b>	<b>16,819.00</b>
<b>Excess Revenue / Expense</b>	<b>(5,361.17)</b>	<b>0.00</b>	<b>(5,361.17)</b>	<b>(18,585.22)</b>	<b>0.00</b>	<b>(18,585.22)</b>	<b>0.00</b>

**Harborage on Braden River  
Schedule of Insurance Policies  
For the Month Ended  
April 30, 2021**

CARRIER/POLICY TYPE	Expired Term	Renew Date	Annual Premium	Premium Paid to Date	Monthly Expense	Amortized Premiums	Prepaid Balance 4/30/2021
Financed Policies	8	9/19/2021	52,413	35,737	4,368	34,942	795
Zenith	8	9/19/2021	630	630	53	420	210
<b><u>Breakdown of Insurance</u></b>							
Property	8	9/19/2021	43,374				
General Liability	8	9/19/2021	4,881				
Crime	8	9/19/2021	661				
D&O	8	9/19/2021	1,718				
Umbrella	8	9/19/2021	1,779				
<b>TOTALS</b>			<b>53,043</b>	<b>36,367</b>	<b>4,420</b>	<b>35,362</b>	<b>1,005</b>

# CSC GL Community Balance Sheet

Tuesday, May 11, 2021

15:49

Department SFH Operating

Posted 04/30/2021

## Harborage on Braden River

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### Assets

#### Bank

1000 Oper	19,524.80
Total Bank	<u>19,524.80</u>
<i>Total Assets</i>	<u><u>19,524.80</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	(236.00)
Total Net Income	<u>(236.00)</u>

<i>Total Liabilities &amp; Equity</i>	<u><u>19,524.80</u></u>
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## Harborage on Braden River Income and Expense Report

Period 4/1/2021 To 4/30/2021 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	6,300.00	6,300.00	0.00	25,200.00	25,200.00	0.00	75,600.00
TOTAL Assessment Revenue	6,300.00	6,300.00	0.00	25,200.00	25,200.00	0.00	75,600.00
TOTAL REVENUES	6,300.00	6,300.00	0.00	25,200.00	25,200.00	0.00	75,600.00
<b>EXPENSES</b>							
<b><u>Administrative</u></b>							
6050 Management Fees	290.00	300.00	10.00	1,160.00	1,200.00	40.00	3,600.00
TOTAL Administrative	290.00	300.00	10.00	1,160.00	1,200.00	40.00	3,600.00
<b><u>Grounds Expense</u></b>							
6140 Grounds Maintenance	6,069.00	6,000.00	(69.00)	24,276.00	24,000.00	(276.00)	72,000.00
TOTAL Grounds Expense	6,069.00	6,000.00	(69.00)	24,276.00	24,000.00	(276.00)	72,000.00
TOTAL EXPENSES	6,359.00	6,300.00	(59.00)	25,436.00	25,200.00	(236.00)	75,600.00
Excess Revenue / Expense	(59.00)	0.00	(59.00)	(236.00)	0.00	(236.00)	0.00

# CSC GL Community Balance Sheet

Tuesday, May 11, 2021

15:49

Department TH Operating

Posted 04/30/2021

## Harborage on Braden River

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<b>Assets</b>	
<u>Bank</u>	
1000 Oper	99,264.43
Total Bank	<u>99,264.43</u>
<i>Total Assets</i>	<u><u>99,264.43</u></u>
<b>Liabilities &amp; Equity</b>	
<u>Liability</u>	
2014 Deferred Revenue	23,659.50
Total Liability	<u>23,659.50</u>
<u>Equity</u>	
3500 Oper Retained Earnings	45,895.88
Total Equity	<u>45,895.88</u>
<u>Net Income</u>	
Net Income	29,709.05
Total Net Income	<u>29,709.05</u>
<i>Total Liabilities &amp; Equity</i>	<u><u>99,264.43</u></u>

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# CSC GL Community Balance Sheet

Tuesday, May 11, 2021

15:50

Department TH Reserve

Posted 04/30/2021

## Harborage on Braden River

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### **Assets**

#### Bank

1300 Rese	223,879.98
1301 Rese BoOz	12,107.16
1302 Rese Cad	31,119.98
Total Bank	<u>267,107.12</u>

#### Other Assets

1201 Due To Due From	(648.59)
1305 Rese CD Cad2472 .15% 9/9/21	31,596.92
1310 Rese CD BoOz280 .7510% 10/24/22	105,890.27
1315 Rese CD BoOz071 .9910% 5/25/21	105,861.72
1320 Rese CD BoOZ472 .1510% 2/11/22	105,812.44
Total Other Assets	<u>348,512.76</u>
<i>Total Assets</i>	<u><u>615,619.88</u></u>

### **Liabilities & Equity**

#### Equity

3505 Rese Retained Earnings	576,039.78
Total Equity	<u>576,039.78</u>

#### Net Income

Net Income	39,580.10
Total Net Income	<u>39,580.10</u>
<i>Total Liabilities &amp; Equity</i>	<u><u>615,619.88</u></u>



## Harborage on Braden River Income and Expense Report

Period 4/1/2021 To 4/30/2021 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	11,829.75	11,829.80	(0.05)	47,319.00	47,319.20	(0.20)	141,957.00
TOTAL Assessment Revenue	11,829.75	11,829.80	(0.05)	47,319.00	47,319.20	(0.20)	141,957.00
TOTAL REVENUES	11,829.75	11,829.80	(0.05)	47,319.00	47,319.20	(0.20)	141,957.00
<b>EXPENSES</b>							
<b><u>Administrative</u></b>							
6050 Management Fees	710.00	696.00	(14.00)	2,840.00	2,784.00	(56.00)	8,352.00
TOTAL Administrative	710.00	696.00	(14.00)	2,840.00	2,784.00	(56.00)	8,352.00
<b><u>Building Expense</u></b>							
6120 Pest Control	0.00	358.30	358.30	0.00	1,433.20	1,433.20	4,300.00
6221 Gutter Repair/Clean	0.00	375.00	375.00	0.00	1,500.00	1,500.00	4,500.00
6231 Roof Repairs	0.00	1,666.70	1,666.70	1,390.00	6,666.80	5,276.80	20,000.00
TOTAL Building Expense	0.00	2,400.00	2,400.00	1,390.00	9,600.00	8,210.00	28,800.00
<b><u>Grounds Expense</u></b>							
6140 Grounds Maintenance	3,231.25	3,250.00	18.75	12,925.00	13,000.00	75.00	39,000.00
6142 Misc. Grounds/Landscaping	0.00	500.00	500.00	0.00	2,000.00	2,000.00	6,000.00
6143 Tree Trimming	0.00	416.70	416.70	275.00	1,666.80	1,391.80	5,000.00
6148 Plantings	0.00	83.30	83.30	0.00	333.20	333.20	1,000.00
6151 Irrigation Repairs	0.00	100.00	100.00	179.95	400.00	220.05	1,200.00
6219 Pressure Washing	0.00	227.10	227.10	0.00	908.40	908.40	2,725.00
TOTAL Grounds Expense	3,231.25	4,577.10	1,345.85	13,379.95	18,308.40	4,928.45	54,925.00
<b><u>Insurance</u></b>							
6720 Insurance	0.00	4,156.70	4,156.70	0.00	16,626.80	16,626.80	49,880.00
TOTAL Insurance	0.00	4,156.70	4,156.70	0.00	16,626.80	16,626.80	49,880.00
TOTAL EXPENSES	3,941.25	11,829.80	7,888.55	17,609.95	47,319.20	29,709.25	141,957.00
Excess Revenue / Expense	7,888.50	0.00	7,888.50	29,709.05	0.00	29,709.05	0.00

## Harborage on Braden River Income and Expense Report

Period 4/1/2021 To 4/30/2021 11:59:00 PM

		Current Month TH Reserve			Year to Date TH Reserve			
		Actual	Budget	Variance	Actual	Budget	Variance	Annual
<b>REVENUES</b>								
<b><u>Assessment Revenue</u></b>								
3000	Reserve Member Assessment	19,250.00	19,250.00	0.00	38,500.00	38,500.00	0.00	77,000.00
<b>TOTAL Assessment Revenue</b>		19,250.00	19,250.00	0.00	38,500.00	38,500.00	0.00	77,000.00
<b><u>Other Revenue</u></b>								
3010	Reserve Interest Income	144.07	0.00	144.07	1,080.10	0.00	1,080.10	6,367.50
<b>TOTAL Other Revenue</b>		144.07	0.00	144.07	1,080.10	0.00	1,080.10	6,367.50
<b>TOTAL REVENUES</b>		19,394.07	19,250.00	144.07	39,580.10	38,500.00	1,080.10	83,367.50
<b>Excess Revenue / Expense</b>		19,394.07	19,250.00	144.07	39,580.10	38,500.00	1,080.10	83,367.50