

**The Harborage on Braden River HOA, INC.**  
**FINANCIAL REPORTS**  
**April 30, 2023**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE  
COMPARISON OF ACTUAL TO BUDGET

**Prepared By: Sunstate Association Management Group, Inc.**

**The Harborage on Braden River HOA Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of April 30, 2023

	Apr 30, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Operating	
1011 · Centennial OP 9648	183,917.21
1012 · Bank OZK Dep Escrow OP MM 5467	8,501.75
<b>Total 1010 · Operating</b>	192,418.96
1020 · Reserves	
1021 · Centennial MM 9655	73,964.53
1022 · Bank OZK Res MM 5475	12,151.35
<b>Total 1020 · Reserves</b>	86,115.88
<b>Total Checking/Savings</b>	278,534.84
<b>Accounts Receivable</b>	
1100 · Accounts Receivable	
1100.01 · Assessments Receivable	4,140.90
<b>Total 1100 · Accounts Receivable</b>	4,140.90
<b>Total Accounts Receivable</b>	4,140.90
<b>Other Current Assets</b>	
1110 · Allowance for Doubtful Accounts	(4,549.93)
1130 · Prepaid Insurance	25,752.50
<b>Total Other Current Assets</b>	21,202.57
<b>Total Current Assets</b>	303,878.31
<b>TOTAL ASSETS</b>	<b>303,878.31</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	20,182.50
<b>Total Accounts Payable</b>	20,182.50
<b>Other Current Liabilities</b>	
3025 · Insurance Settlement	3,000.00
3030 · Deferred Assessments	48,832.18
3040 · Rental Deposits/Escrow	8,500.00
3045 · Insurance Loan Payable	25,544.03
<b>Total Other Current Liabilities</b>	85,876.21
<b>Total Current Liabilities</b>	106,058.71
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	86,115.88
<b>Total Long Term Liabilities</b>	86,115.88
<b>Total Liabilities</b>	192,174.59
<b>Equity</b>	
3990 · Operating Fund Balance	71,370.33
3993 · Retained Earnings	40,119.04
Net Income	214.35
<b>Total Equity</b>	111,703.72
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>303,878.31</b>

**The Harborage on Braden River HOA Inc.**  
**Revenue & Expense Budget Performance**  
**April 2023**

	Apr 23	Budget	\$ Over Budget	Jan - Apr 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Assessments-Commons	2,614.91	2,607.17	7.74	10,459.66	10,428.64	31.02	31,286.00
5015 · Assessments-SF Homes	6,811.16	6,811.17	(0.01)	27,244.66	27,244.64	0.02	81,734.00
5020 · Assessments-Town Homes	14,990.00	14,990.00	0.00	59,960.00	59,960.00	0.00	179,880.00
5025 · Assessments-Reserves (TH)	13,561.75	13,561.75	0.00	27,123.50	27,123.50	0.00	54,247.00
5045 · Late Fee/Collection Income	0.00	0.00	0.00	225.30	0.00	225.30	0.00
5050 · Interest	32.31	0.00	32.31	117.48	0.00	117.48	0.00
<b>Total Income</b>	<b>38,010.13</b>	<b>37,970.09</b>	<b>40.04</b>	<b>125,130.60</b>	<b>124,756.78</b>	<b>373.82</b>	<b>347,147.00</b>
<b>Gross Profit</b>	<b>38,010.13</b>	<b>37,970.09</b>	<b>40.04</b>	<b>125,130.60</b>	<b>124,756.78</b>	<b>373.82</b>	<b>347,147.00</b>
<b>Expense</b>							
<b>7100 · Administration</b>							
7110 · Insurance-Town Homes	5,371.28	5,744.00	(372.72)	21,485.02	22,976.00	(1,490.98)	68,928.00
7115 · Insurance-Commons	1,066.84	1,141.67	(74.83)	4,255.12	4,566.64	(311.52)	13,700.00
7120 · Management Fee-SF Homes	439.20	439.17	0.03	1,756.80	1,756.64	0.16	5,270.00
7125 · Management Fee-Town Homes	1,024.80	1,024.83	(0.03)	4,099.20	4,099.36	(0.16)	12,298.00
7130 · Accounting/CPA Fees	0.00	41.67	(41.67)	225.00	166.64	58.36	500.00
7135 · Postage / Printing / Office Exp	4.25	166.67	(162.42)	255.92	666.64	(410.72)	2,000.00
7140 · Bank Charges	10.90	83.33	(72.43)	359.00	333.36	25.64	1,000.00
7145 · Attorney Fees	858.50	250.00	608.50	2,509.70	1,000.00	1,509.70	3,000.00
7150 · Storage Unit	144.00	83.33	60.67	576.00	333.36	242.64	1,000.00
7155 · Annual Corporate Report	0.00	0.00	0.00	0.00	86.00	(86.00)	86.00
<b>Total 7100 · Administration</b>	<b>8,919.77</b>	<b>8,974.67</b>	<b>(54.90)</b>	<b>35,521.76</b>	<b>35,984.64</b>	<b>(462.88)</b>	<b>107,782.00</b>
<b>7200 · Grounds</b>							
7210 · Grounds Maint.-SF Homes	6,372.00	6,372.00	0.00	25,185.00	25,488.00	(303.00)	76,464.00
7215 · Grounds Maint.-Town Homes	3,392.00	3,392.00	0.00	13,407.25	13,568.00	(160.75)	40,704.00
7220 · Grounds Maint.-Common	0.00	833.33	(833.33)	0.00	3,333.36	(3,333.36)	10,000.00
7225 · Pressure Washing-Town Homes	0.00	291.67	(291.67)	0.00	1,166.64	(1,166.64)	3,500.00
7230 · Plant Replacement-Town Homes	0.00	270.83	(270.83)	0.00	1,083.36	(1,083.36)	3,250.00
7245 · Tree Trimming-Town Homes	20,150.00	1,250.00	18,900.00	20,150.00	5,000.00	15,150.00	15,000.00
7250 · Irrigation Repairs-Town Homes	32.50	141.67	(109.17)	611.00	566.64	44.36	1,700.00
7255 · Site Maintenance-Town Homes	174.94	500.00	(325.06)	174.94	2,000.00	(1,825.06)	6,000.00
<b>Total 7200 · Grounds</b>	<b>30,121.44</b>	<b>13,051.50</b>	<b>17,069.94</b>	<b>59,528.19</b>	<b>52,206.00</b>	<b>7,322.19</b>	<b>156,618.00</b>
<b>7300 · Building Maintenance</b>							
7310 · Pest Control-Town Homes	345.00	500.00	(155.00)	2,659.45	2,000.00	659.45	6,000.00
7315 · Gutter Repair/Clean-Town Homes	83.35	1,666.67	(1,583.32)	83.35	6,666.64	(6,583.29)	20,000.00
7320 · Roof Repairs-Town Homes	0.00	208.33	(208.33)	0.00	833.36	(833.36)	2,500.00
<b>Total 7300 · Building Maintenance</b>	<b>428.35</b>	<b>2,375.00</b>	<b>(1,946.65)</b>	<b>2,742.80</b>	<b>9,500.00</b>	<b>(6,757.20)</b>	<b>28,500.00</b>
<b>9000 · Transfer to Reserves</b>							
9010 · Transfer to Reserves	13,561.75	13,561.75	0.00	27,123.50	27,123.50	0.00	54,247.00
<b>Total 9000 · Transfer to Reserves</b>	<b>13,561.75</b>	<b>13,561.75</b>	<b>0.00</b>	<b>27,123.50</b>	<b>27,123.50</b>	<b>0.00</b>	<b>54,247.00</b>
<b>Total Expense</b>	<b>53,031.31</b>	<b>37,962.92</b>	<b>15,068.39</b>	<b>124,916.25</b>	<b>124,814.14</b>	<b>102.11</b>	<b>347,147.00</b>
<b>Net Ordinary Income</b>	<b>(15,021.18)</b>	<b>7.17</b>	<b>(15,028.35)</b>	<b>214.35</b>	<b>(57.36)</b>	<b>271.71</b>	<b>0.00</b>
<b>Net Income</b>	<b>(15,021.18)</b>	<b>7.17</b>	<b>(15,028.35)</b>	<b>214.35</b>	<b>(57.36)</b>	<b>271.71</b>	<b>0.00</b>