

**The Harborage on Braden River HOA, INC.**  
**FINANCIAL REPORTS**  
**October 31, 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 October 31, 2023

	Oct 31, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Operating	
1011 · Centennial OP 9648	154,225.70
1012 · Bank OZK Dep Escrow OP MM 5467	8,503.91
<b>Total 1010 · Operating</b>	162,729.61
1020 · Reserves	
1021 · Centennial MM 9655	101,897.15
1022 · Bank OZK Res MM 5475	12,182.35
<b>Total 1020 · Reserves</b>	114,079.50
<b>Total Checking/Savings</b>	276,809.11
<b>Accounts Receivable</b>	
1100 · Accounts Receivable	
1100.01 · Assessments Receivable	7,384.41
<b>Total 1100 · Accounts Receivable</b>	7,384.41
<b>Total Accounts Receivable</b>	7,384.41
<b>Other Current Assets</b>	
1110 · Allowance for Doubtful Accounts	(4,549.93)
1130 · Prepaid Insurance	100,533.08
<b>Total Other Current Assets</b>	95,983.15
<b>Total Current Assets</b>	380,176.67
<b>TOTAL ASSETS</b>	<b>380,176.67</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	13,554.82
<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	100,062.00
3050 · Suspense	(10,832.35)
<b>Total Other Current Liabilities</b>	149,561.83
<b>Total Current Liabilities</b>	163,116.65
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	114,079.50
<b>Total Long Term Liabilities</b>	114,079.50
<b>Total Liabilities</b>	277,196.15
<b>Equity</b>	
3990 · Operating Fund Balance	111,489.37
Net Income	(8,508.85)
<b>Total Equity</b>	102,980.52
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>380,176.67</b>

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

October 2023

	Oct 23	Budget	\$ Over Budget	Jan - Oct 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	26,149.16	26,071.66	77.50	31,286.00
5015 · Assessments-SF Homes	6,811.16	6,811.17	(0.01)	68,111.66	68,111.66	0.00	81,734.00
5020 · Assessments-Town Homes	14,990.00	14,990.00	0.00	149,900.00	149,900.00	0.00	179,880.00
5025 · Assessments-Reserves (TH)	13,561.75	13,561.75	0.00	54,247.00	54,247.00	0.00	54,247.00
5030 · Application Fees	0.00	0.00	0.00	150.00	0.00	150.00	0.00
5040 · Other Income	0.00	0.00	0.00	15.00	0.00	15.00	0.00
5045 · Late Fee/Collection Income	(9.04)	0.00	(9.04)	786.15	0.00	786.15	0.00
5050 · Interest	34.81	0.00	34.81	321.88	0.00	321.88	0.00
<b>Total Income</b>	<b>38,003.59</b>	<b>37,970.09</b>	<b>33.50</b>	<b>299,680.85</b>	<b>298,330.32</b>	<b>1,350.53</b>	<b>347,147.00</b>
<b>Gross Profit</b>	<b>38,003.59</b>	<b>37,970.09</b>	<b>33.50</b>	<b>299,680.85</b>	<b>298,330.32</b>	<b>1,350.53</b>	<b>347,147.00</b>
<b>Expense</b>							
<b>7100 · Administration</b>							
7110 · Insurance-Town Homes	8,756.96	5,744.00	3,012.96	60,484.06	57,440.00	3,044.06	68,928.00
7115 · Insurance-Commons	1,296.35	1,141.67	154.68	11,115.20	11,416.66	(301.46)	13,700.00
7120 · Management Fee-SF Homes	439.20	439.17	0.03	4,392.00	4,391.66	0.34	5,270.00
7125 · Management Fee-Town Homes	1,024.80	1,024.83	(0.03)	10,248.00	10,248.34	(0.34)	12,298.00
7130 · Accounting/CPA Fees	0.00	41.67	(41.67)	225.00	416.66	(191.66)	500.00
7135 · Postage / Printing / Office Exp	222.09	166.67	55.42	1,465.35	1,666.66	(201.31)	2,000.00
7140 · Bank Charges	19.80	83.33	(63.53)	429.45	833.34	(403.89)	1,000.00
7145 · Attorney Fees	953.00	250.00	703.00	5,674.70	2,500.00	3,174.70	3,000.00
7150 · Storage Unit	144.00	83.33	60.67	1,440.00	833.34	606.66	1,000.00
7155 · Annual Corporate Report	0.00	0.00	0.00	86.25	86.00	0.25	86.00
<b>Total 7100 · Administration</b>	<b>12,856.20</b>	<b>8,974.67</b>	<b>3,881.53</b>	<b>95,560.01</b>	<b>89,832.66</b>	<b>5,727.35</b>	<b>107,782.00</b>
<b>7200 · Grounds</b>							
7210 · Grounds Maint.-SF Homes	6,372.00	6,372.00	0.00	63,417.00	63,720.00	(303.00)	76,464.00
7215 · Grounds Maint.-Town Homes	3,392.00	3,392.00	0.00	33,759.25	33,920.00	(160.75)	40,704.00
7220 · Grounds Maint.-Common	7.66	833.33	(825.67)	7.66	8,333.34	(8,325.68)	10,000.00
7225 · Pressure Washing-Town Homes	8,872.50	291.67	8,580.83	8,872.50	2,916.66	5,955.84	3,500.00
7230 · Plant Replacement-Town Homes	0.00	270.83	(270.83)	0.00	2,708.34	(2,708.34)	3,250.00
7245 · Tree Trimming-Town Homes	144.86	1,250.00	(1,105.14)	20,294.86	12,500.00	7,794.86	15,000.00
7250 · Irrigation Repairs-Town Homes	62.50	141.67	(79.17)	1,451.50	1,416.66	34.84	1,700.00
7255 · Site Maintenance-Town Homes	101.80	500.00	(398.20)	276.74	5,000.00	(4,723.26)	6,000.00
<b>Total 7200 · Grounds</b>	<b>18,953.32</b>	<b>13,051.50</b>	<b>5,901.82</b>	<b>128,079.51</b>	<b>130,515.00</b>	<b>(2,435.49)</b>	<b>156,618.00</b>
<b>7300 · Building Maintenance</b>							
7310 · Pest Control-Town Homes	1,765.00	500.00	1,265.00	9,258.35	5,000.00	4,258.35	6,000.00
7315 · Gutter Repair/Clean-Town Homes	0.00	1,666.67	(1,666.67)	21,044.83	16,666.66	4,378.17	20,000.00
7320 · Roof Repairs-Town Homes	0.00	208.33	(208.33)	0.00	2,083.34	(2,083.34)	2,500.00
<b>Total 7300 · Building Maintenance</b>	<b>1,765.00</b>	<b>2,375.00</b>	<b>(610.00)</b>	<b>30,303.18</b>	<b>23,750.00</b>	<b>6,553.18</b>	<b>28,500.00</b>
<b>9000 · Transfer to Reserves</b>							
9010 · Transfer to Reserves	13,561.75	13,561.75	0.00	54,247.00	54,247.00	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>54,247.00</b>	<b>54,247.00</b>	<b>0.00</b>	<b>54,247.00</b>
<b>Total Expense</b>	<b>47,136.27</b>	<b>37,962.92</b>	<b>9,173.35</b>	<b>308,189.70</b>	<b>298,344.66</b>	<b>9,845.04</b>	<b>347,147.00</b>
<b>Net Ordinary Income</b>	<b>(9,132.68)</b>	<b>7.17</b>	<b>(9,139.85)</b>	<b>(8,508.85)</b>	<b>(14.34)</b>	<b>(8,494.51)</b>	<b>0.00</b>
<b>Net Income</b>	<b>(9,132.68)</b>	<b>7.17</b>	<b>(9,139.85)</b>	<b>(8,508.85)</b>	<b>(14.34)</b>	<b>(8,494.51)</b>	<b>0.00</b>