

**The Harborage on Braden River HOA, INC.**  
**FINANCIAL REPORTS**  
**May 31, 2021**

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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 May 31, 2021

	May 31, 21
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Operating	
1011 · Centennial OP 9648	98,486.53
1012 · Bank OZK OP MM 5467	8,345.12
1015 · Due (to) from Reserves	648.59
Total 1010 · Operating	107,480.24
1020 · Reserves	
1021 · Centennial MM 9655	223,900.83
1022 · Bank OZK Res MM 5475	12,107.16
1023 · Cadence MM 3705	31,122.62
1024 · Cadence CD2472 .15% 9/9/21	31,596.92
1025 · Bank OZK CD2280 .75% 10/24/22	105,890.27
1026 · Bank OZK CD8071 .1510% 3/25/22	106,037.12
1027 · Bank OZK CD6472 .15% 2/11/22	105,812.44
1030 · Due (to) From Operating	(648.59)
Total 1020 · Reserves	615,818.77
Total Checking/Savings	723,299.01
Accounts Receivable	
1100 · Assessments Receivable	15,040.04
Total Accounts Receivable	15,040.04
Other Current Assets	
1110 · Allowance for Doubtful Accounts	(4,549.93)
1130 · Prepaid Insurance	13,260.75
Total Other Current Assets	8,710.82
Total Current Assets	747,049.87
<b>TOTAL ASSETS</b>	<b>747,049.87</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	9,780.42
Total Accounts Payable	9,780.42
Other Current Liabilities	
3015 · Income Tax Payable	547.00
3025 · Insurance Settlement	3,000.00
3030 · Deferred Assessments	19,531.34
3040 · Rental Deposits/Escrow	8,000.00
3045 · Insurance Loan Payable	13,401.57
Total Other Current Liabilities	44,479.91
Total Current Liabilities	54,260.33
Long Term Liabilities	
3500 · Reserve Fund	615,818.77
Total Long Term Liabilities	615,818.77
Total Liabilities	670,079.10
Equity	
3990 · Operating Fund Balance	62,610.19
3995 · Prior Period Adjustment	1,426.22
Net Income	12,934.36
Total Equity	76,970.77
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>747,049.87</b>

**The Harborage on Braden River HOA Inc.**  
**Revenue & Expense Budget Performance**  
**May 2021**

	May 21	Budget	\$ Over Budget	Jan - May 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Assessments-Commons	1,401.58	1,401.58	0.00	7,059.91	7,007.94	51.97	16,819.00
5015 · Assessments-Town Homes	11,829.75	11,829.75	0.00	59,148.75	59,148.75	0.00	141,957.00
5020 · Assessments-SF Homes	6,300.00	6,300.00	0.00	31,500.00	31,500.00	0.00	75,600.00
5040 · Other Income	0.00	0.00	0.00	74.00	0.00	74.00	0.00
5050 · Interest	6.31	0.00	6.31	53.20	0.00	53.20	0.00
<b>Total Income</b>	<b>19,537.64</b>	<b>19,531.33</b>	<b>6.31</b>	<b>97,835.86</b>	<b>97,656.69</b>	<b>179.17</b>	<b>234,376.00</b>
<b>Gross Profit</b>	<b>19,537.64</b>	<b>19,531.33</b>	<b>6.31</b>	<b>97,835.86</b>	<b>97,656.69</b>	<b>179.17</b>	<b>234,376.00</b>
<b>Expense</b>							
7100 · Administration							
7110 · Insurance-Town Homes	0.00	4,156.67	(4,156.67)	0.00	20,783.31	(20,783.31)	49,880.00
7115 · Insurance-Commons	5,613.77	904.83	4,708.94	23,293.77	4,524.19	18,769.58	10,858.00
7120 · Management Fee-SF Homes	903.00	300.00	603.00	2,063.00	1,500.00	563.00	3,600.00
7125 · Management Fee-Town Homes	1,197.00	696.00	501.00	4,037.00	3,480.00	557.00	8,352.00
7130 · Accounting/CPA Fees	0.00	25.00	(25.00)	1,600.00	125.00	1,475.00	300.00
7135 · Postage & Printing	407.59	166.67	240.92	937.15	833.31	103.84	2,000.00
7140 · Bank Charges	7.00	45.83	(38.83)	365.90	229.19	136.71	550.00
7145 · Attorney Fees	0.00	166.67	(166.67)	162.50	833.31	(670.81)	2,000.00
7150 · Storage Unit	0.00	45.83	(45.83)	1,006.74	229.19	777.55	550.00
7155 · Annual Corporate Report	0.00	5.08	(5.08)	61.25	25.44	35.81	61.00
7165 · Income Taxes	0.00	0.00	0.00	922.00	0.00	922.00	0.00
<b>Total 7100 · Administration</b>	<b>8,128.36</b>	<b>6,512.58</b>	<b>1,615.78</b>	<b>34,449.31</b>	<b>32,562.94</b>	<b>1,886.37</b>	<b>78,151.00</b>
7200 · Grounds							
7210 · Grounds Maint.-SF Homes	6,069.00	6,000.00	69.00	30,345.00	30,000.00	345.00	72,000.00
7215 · Grounds Maint.-Town Homes	3,231.25	3,250.00	(18.75)	16,156.25	16,250.00	(93.75)	39,000.00
7220 · Grounds Maint.-Common	0.00	41.67	(41.67)	0.00	208.31	(208.31)	500.00
7221 · Misc. Grounds/Landsc. Common	0.00	0.00	0.00	735.74	0.00	735.74	0.00
7225 · Pressure Washing-Town Homes	0.00	227.08	(227.08)	0.00	1,135.44	(1,135.44)	2,725.00
7230 · Plant Replacement-Town Homes	0.00	83.33	(83.33)	0.00	416.69	(416.69)	1,000.00
7231 · Plantings Common	0.00	0.00	0.00	200.00	0.00	200.00	0.00
7245 · Tree Trimming-Town Homes	0.00	416.67	(416.67)	275.00	2,083.31	(1,808.31)	5,000.00
7250 · Irrigation Repairs-Town Homes	62.50	100.00	(37.50)	242.45	500.00	(257.55)	1,200.00
7255 · Site Maintenance-Town Homes	0.00	500.00	(500.00)	0.00	2,500.00	(2,500.00)	6,000.00
<b>Total 7200 · Grounds</b>	<b>9,362.75</b>	<b>10,618.75</b>	<b>(1,256.00)</b>	<b>47,954.44</b>	<b>53,093.75</b>	<b>(5,139.31)</b>	<b>127,425.00</b>
7300 · Building Maintenance							
7305 · Pest Control - Common	0.00	0.00	0.00	1,107.75	0.00	1,107.75	0.00
7310 · Pest Control-Town Homes	0.00	358.33	(358.33)	0.00	1,791.69	(1,791.69)	4,300.00
7315 · Gutter Repair/Clean-Town Homes	0.00	375.00	(375.00)	0.00	1,875.00	(1,875.00)	4,500.00
7320 · Roof Repairs-Town Homes	0.00	1,666.67	(1,666.67)	1,390.00	8,333.31	(6,943.31)	20,000.00
<b>Total 7300 · Building Maintenance</b>	<b>0.00</b>	<b>2,400.00</b>	<b>(2,400.00)</b>	<b>2,497.75</b>	<b>12,000.00</b>	<b>(9,502.25)</b>	<b>28,800.00</b>
<b>Total Expense</b>	<b>17,491.11</b>	<b>19,531.33</b>	<b>(2,040.22)</b>	<b>84,901.50</b>	<b>97,656.69</b>	<b>(12,755.19)</b>	<b>234,376.00</b>
<b>Net Ordinary Income</b>	<b>2,046.53</b>	<b>0.00</b>	<b>2,046.53</b>	<b>12,934.36</b>	<b>0.00</b>	<b>12,934.36</b>	<b>0.00</b>
<b>Net Income</b>	<b>2,046.53</b>	<b>0.00</b>	<b>2,046.53</b>	<b>12,934.36</b>	<b>0.00</b>	<b>12,934.36</b>	<b>0.00</b>