

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

	Jul 31, 21
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1011 · Centennial OP 9648	124,195.04
1012 · Bank OZK OP MM 5467	8,349.26
1015 · Due (to) from Reserves	(19,250.00)
Total 1010 · Operating	113,294.30
1020 · Reserves	
1021 · Centennial MM 9655	223,289.62
1022 · Bank OZK Res MM 5475	12,119.27
1023 · Cadence MM 3705	31,126.41
1024 · Cadence CD2472 .15% 9/9/21	31,608.87
1025 · Bank OZK CD2280 .75% 10/24/22	106,156.33
1026 · Bank OZK CD8071 .1510% 3/25/22	106,063.88
1027 · Bank OZK CD6472 .15% 2/11/22	105,852.28
1030 · Due (to) From Operating	19,250.00
Total 1020 · Reserves	635,466.66
Total Checking/Savings	748,760.96
Accounts Receivable	
1100 · Assessments Receivable	25,601.89
Total Accounts Receivable	25,601.89
Other Current Assets	
1110 · Allowance for Doubtful Accounts	(4,549.93)
1130 · Prepaid Insurance	4,420.25
12000 · *Undeposited Funds	2,389.00
Total Other Current Assets	2,259.32
Total Current Assets	776,622.17
TOTAL ASSETS	776,622.17
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	7,282.67
Total Accounts Payable	7,282.67
Other Current Liabilities	
3015 · Income Tax Payable	547.00
3025 · Insurance Settlement	3,000.00
3030 · Deferred Assessments	39,080.00
3040 · Rental Deposits/Escrow	8,000.00
3045 · Insurance Loan Payable	4,467.19
Total Other Current Liabilities	55,094.19
Total Current Liabilities	62,376.86
Long Term Liabilities	
3500 · Reserve Fund	635,466.66
Total Long Term Liabilities	635,466.66
Total Liabilities	697,843.52
Equity	
3990 · Operating Fund Balance	62,610.19
3995 · Prior Period Adjustment	1,426.22
Net Income	14,742.24
Total Equity	78,778.65
TOTAL LIABILITIES & EQUITY	776,622.17

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

July 2021

	Jul 21	Budget	\$ Over Budget	Jan - Jul 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments-Commons	1,410.25	1,401.58	8.67	9,871.75	9,811.10	60.65	16,819.00
5015 · Assessments-Town Homes	11,829.75	11,829.75	0.00	82,808.25	82,808.25	0.00	141,957.00
5020 · Assessments-SF Homes	6,300.00	6,300.00	0.00	44,100.00	44,100.00	0.00	75,600.00
5030 · Application Fees	400.00	0.00	400.00	500.00	0.00	500.00	0.00
5040 · Other Income	0.00	0.00	0.00	74.00	0.00	74.00	0.00
5050 · Interest	9.16	0.00	9.16	70.85	0.00	70.85	0.00
Total Income	19,949.16	19,531.33	417.83	137,424.85	136,719.35	705.50	234,376.00
Gross Profit	19,949.16	19,531.33	417.83	137,424.85	136,719.35	705.50	234,376.00
Expense							
7100 · Administration							
7110 · Insurance-Town Homes	0.00	4,156.67	(4,156.67)	0.00	29,096.65	(29,096.65)	49,880.00
7115 · Insurance-Commons	4,420.25	904.83	3,515.42	32,134.27	6,333.85	25,800.42	10,858.00
7120 · Management Fee-SF Homes	406.00	300.00	106.00	2,875.00	2,100.00	775.00	3,600.00
7125 · Management Fee-Town Homes	994.00	696.00	298.00	6,025.00	4,872.00	1,153.00	8,352.00
7130 · Accounting/CPA Fees	0.00	25.00	(25.00)	1,600.00	175.00	1,425.00	300.00
7135 · Postage & Printing	21.42	166.67	(145.25)	1,194.08	1,166.65	27.43	2,000.00
7140 · Bank Charges	13.15	45.83	(32.68)	380.05	320.85	59.20	550.00
7145 · Attorney Fees	0.00	166.67	(166.67)	162.50	1,166.65	(1,004.15)	2,000.00
7150 · Storage Unit	0.00	45.83	(45.83)	1,006.74	320.85	685.89	550.00
7155 · Annual Corporate Report	0.00	5.08	(5.08)	61.25	35.60	25.65	61.00
7165 · Income Taxes	0.00	0.00	0.00	922.00	0.00	922.00	0.00
Total 7100 · Administration	5,854.82	6,512.58	(657.76)	46,360.89	45,588.10	772.79	78,151.00
7200 · Grounds							
7210 · Grounds Maint.-SF Homes	6,069.00	6,000.00	69.00	42,483.00	42,000.00	483.00	72,000.00
7215 · Grounds Maint.-Town Homes	3,231.25	3,250.00	(18.75)	22,618.75	22,750.00	(131.25)	39,000.00
7220 · Grounds Maint.-Common	0.00	41.67	(41.67)	0.00	291.65	(291.65)	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	1,589.60	(1,589.60)	2,725.00
7230 · Plant Replacement-Town Homes	0.00	83.33	(83.33)	0.00	583.35	(583.35)	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	3,010.00	416.67	2,593.33	3,285.00	2,916.65	368.35	5,000.00
7250 · Irrigation Repairs-Town Homes	0.00	100.00	(100.00)	615.25	700.00	(84.75)	1,200.00
7255 · Site Maintenance-Town Homes	0.00	500.00	(500.00)	300.48	3,500.00	(3,199.52)	6,000.00
Total 7200 · Grounds	12,310.25	10,618.75	1,691.50	70,238.22	74,331.25	(4,093.03)	127,425.00
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	1,105.00	358.33	746.67	2,212.75	2,508.35	(295.60)	4,300.00
7315 · Gutter Repair/Clean-Town Hom...	100.00	375.00	(275.00)	100.00	2,625.00	(2,525.00)	4,500.00
7320 · Roof Repairs-Town Homes	0.00	1,666.67	(1,666.67)	2,663.00	11,666.65	(9,003.65)	20,000.00
Total 7300 · Building Maintenance	1,205.00	2,400.00	(1,195.00)	6,083.50	16,800.00	(10,716.50)	28,800.00
Total Expense	19,370.07	19,531.33	(161.26)	122,682.61	136,719.35	(14,036.74)	234,376.00
Net Ordinary Income	579.09	0.00	579.09	14,742.24	0.00	14,742.24	0.00
Net Income	579.09	0.00	579.09	14,742.24	0.00	14,742.24	0.00