

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

	Dec 31, 21
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Operating	
1011 · Centennial OP 9648	93,414.68
1012 · Bank OZK OP MM 5467	8,451.13
1015 · Due (to) from Reserves	1,310.00
Total 1010 · Operating	103,175.81
1020 · Reserves	
1021 · Centennial MM 9655	131,155.03
1022 · Bank OZK Res MM 5475	12,124.38
1023 · Cadence MM 3705	31,132.93
1024 · Cadence CD2472 .05% 3/9/22	31,624.76
1025 · Bank OZK CD2280 .75% 10/24/22	106,490.93
1026 · Bank OZK CD8071 .1510% 3/25/22	106,131.03
1027 · Bank OZK CD6472 .15% 2/11/22	105,919.30
1030 · Due (to) From Operating	(1,310.00)
Total 1020 · Reserves	523,268.36
Total Checking/Savings	626,444.17
Accounts Receivable	
1100 · Assessments Receivable	(15,618.49)
Total Accounts Receivable	(15,618.49)
Other Current Assets	
1110 · Allowance for Doubtful Accounts	(4,549.93)
1130 · Prepaid Insurance	48,951.13
12000 · *Undeposited Funds	430.00
Total Other Current Assets	44,831.20
Total Current Assets	655,656.88
<b>TOTAL ASSETS</b>	<b>655,656.88</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	8.67
Total Accounts Payable	8.67
Other Current Liabilities	
3020 · Accrued Expenses	1,000.00
3025 · Insurance Settlement	3,000.00
3040 · Rental Deposits/Escrow	8,000.00
3045 · Insurance Loan Payable	48,540.48
Total Other Current Liabilities	60,540.48
Total Current Liabilities	60,549.15
Long Term Liabilities	
3500 · Reserve Fund	523,268.36
Total Long Term Liabilities	523,268.36
Total Liabilities	583,817.51
Equity	
3990 · Operating Fund Balance	62,610.19
3995 · Prior Period Adjustment	1,529.22
Net Income	7,699.96
Total Equity	71,839.37
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>655,656.88</b>

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

December 2021

	Dec 21	Budget	\$ Over Budget	Jan - Dec 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Assessments-Commons	1,410.25	1,401.58	8.67	16,923.00	16,819.00	104.00	16,819.00
5015 · Assessments-SF Homes	6,300.00	6,300.00	0.00	75,600.00	75,600.00	0.00	75,600.00
5020 · Assessments-Town Homes	11,829.75	11,829.75	0.00	141,957.00	141,957.00	0.00	141,957.00
5030 · Application Fees	0.00	0.00	0.00	1,100.00	0.00	1,100.00	0.00
5040 · Other Income	0.00	0.00	0.00	149.00	0.00	149.00	0.00
5045 · Late Fee/Collection Income	0.00	0.00	0.00	1,023.81	0.00	1,023.81	0.00
5050 · Interest	12.14	0.00	12.14	114.09	0.00	114.09	0.00
<b>Total Income</b>	<b>19,552.14</b>	<b>19,531.33</b>	<b>20.81</b>	<b>236,866.90</b>	<b>234,376.00</b>	<b>2,490.90</b>	<b>234,376.00</b>
<b>Gross Profit</b>	<b>19,552.14</b>	<b>19,531.33</b>	<b>20.81</b>	<b>236,866.90</b>	<b>234,376.00</b>	<b>2,490.90</b>	<b>234,376.00</b>
<b>Expense</b>							
<b>7100 · Administration</b>							
7110 · Insurance-Town Homes	5,115.16	4,156.67	958.49	51,152.40	49,880.00	1,272.40	49,880.00
7115 · Insurance-Commons	1,003.73	904.83	98.90	10,677.68	10,858.00	(180.32)	10,858.00
7120 · Management Fee-SF Homes	406.00	300.00	106.00	4,905.00	3,600.00	1,305.00	3,600.00
7125 · Management Fee-Town Homes	994.00	696.00	298.00	10,995.00	8,352.00	2,643.00	8,352.00
7130 · Accounting/CPA Fees	0.00	25.00	(25.00)	1,600.00	300.00	1,300.00	300.00
7135 · Postage / Printing / Office Exp	317.70	166.67	151.03	2,551.48	2,000.00	551.48	2,000.00
7140 · Bank Charges	35.00	45.83	(10.83)	472.40	550.00	(77.60)	550.00
7145 · Attorney Fees	150.00	166.67	(16.67)	2,471.62	2,000.00	471.62	2,000.00
7150 · Storage Unit	80.00	45.83	34.17	1,331.99	550.00	781.99	550.00
7155 · Annual Corporate Report	0.00	5.08	(5.08)	147.50	61.00	86.50	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>8,101.59</b>	<b>6,512.58</b>	<b>1,589.01</b>	<b>87,227.07</b>	<b>78,151.00</b>	<b>9,076.07</b>	<b>78,151.00</b>
<b>7200 · Grounds</b>							
7210 · Grounds Maint.-SF Homes	6,069.00	6,000.00	69.00	72,828.00	72,000.00	828.00	72,000.00
7215 · Grounds Maint.-Town Homes	3,231.25	3,250.00	(18.75)	38,775.00	39,000.00	(225.00)	39,000.00
7220 · Grounds Maint.-Common	0.00	41.67	(41.67)	1,535.74	500.00	1,035.74	500.00
7225 · Pressure Washing-Town Homes	0.00	227.08	(227.08)	1,250.00	2,725.00	(1,475.00)	2,725.00
7230 · Plant Replacement-Town Homes	0.00	83.33	(83.33)	0.00	1,000.00	(1,000.00)	1,000.00
7245 · Tree Trimming-Town Homes	0.00	416.67	(416.67)	9,293.00	5,000.00	4,293.00	5,000.00
7250 · Irrigation Repairs-Town Homes	0.00	100.00	(100.00)	710.25	1,200.00	(489.75)	1,200.00
7255 · Site Maintenance-Town Homes	4,125.00	500.00	3,625.00	5,823.88	6,000.00	(176.12)	6,000.00
<b>Total 7200 · Grounds</b>	<b>13,425.25</b>	<b>10,618.75</b>	<b>2,806.50</b>	<b>130,215.87</b>	<b>127,425.00</b>	<b>2,790.87</b>	<b>127,425.00</b>
<b>7300 · Building Maintenance</b>							
7310 · Pest Control-Town Homes	325.00	358.33	(33.33)	8,211.00	4,300.00	3,911.00	4,300.00
7315 · Gutter Repair/Clean-Town Homes	0.00	375.00	(375.00)	850.00	4,500.00	(3,650.00)	4,500.00
7320 · Roof Repairs-Town Homes	0.00	1,666.67	(1,666.67)	2,663.00	20,000.00	(17,337.00)	20,000.00
<b>Total 7300 · Building Maintenance</b>	<b>325.00</b>	<b>2,400.00</b>	<b>(2,075.00)</b>	<b>11,724.00</b>	<b>28,800.00</b>	<b>(17,076.00)</b>	<b>28,800.00</b>
<b>Total Expense</b>	<b>21,851.84</b>	<b>19,531.33</b>	<b>2,320.51</b>	<b>229,166.94</b>	<b>234,376.00</b>	<b>(5,209.06)</b>	<b>234,376.00</b>
<b>Net Ordinary Income</b>	<b>(2,299.70)</b>	<b>0.00</b>	<b>(2,299.70)</b>	<b>7,699.96</b>	<b>0.00</b>	<b>7,699.96</b>	<b>0.00</b>
<b>Net Income</b>	<b>(2,299.70)</b>	<b>0.00</b>	<b>(2,299.70)</b>	<b>7,699.96</b>	<b>0.00</b>	<b>7,699.96</b>	<b>0.00</b>