

**The Harborage on Braden River HOA, INC.**  
**FINANCIAL REPORTS**  
**January 31, 2022**

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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 January 31, 2022

	Jan 31, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Operating	
1011 · Centennial OP 9648	117,650.94
1012 · Bank OZK OP MM 5467	8,451.49
1015 · Due (to) from Reserves	69,480.00
Total 1010 · Operating	195,582.43
1020 · Reserves	
1021 · Centennial MM 9655	116,561.00
1022 · Bank OZK Res MM 5475	12,125.41
1023 · Cadence MM 3705	31,134.25
1024 · Cadence CD2472 .05% 3/9/22	31,624.76
1025 · Bank OZK CD2280 .75% 10/24/22	106,558.85
1026 · Bank OZK CD8071 .1510% 3/25/22	106,144.64
1027 · Bank OZK CD6472 .15% 2/11/22	105,932.88
1030 · Due (to) From Operating	(69,480.00)
Total 1020 · Reserves	440,601.79
Total Checking/Savings	636,184.22
Accounts Receivable	
1100 · Assessments Receivable	13,940.18
Total Accounts Receivable	13,940.18
Other Current Assets	
1110 · Allowance for Doubtful Accounts	(4,549.93)
1130 · Prepaid Insurance	42,832.24
Total Other Current Assets	38,282.31
Total Current Assets	688,406.71
<b>TOTAL ASSETS</b>	<b>688,406.71</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	70,682.43
Total Accounts Payable	70,682.43
Other Current Liabilities	
3020 · Accrued Expenses	2,082.75
3025 · Insurance Settlement	3,000.00
3030 · Deferred Assessments	44,206.66
3040 · Rental Deposits/Escrow	8,000.00
3045 · Insurance Loan Payable	42,472.92
Total Other Current Liabilities	99,762.33
Total Current Liabilities	170,444.76
Long Term Liabilities	
3500 · Reserve Fund	440,601.79
Total Long Term Liabilities	440,601.79
Total Liabilities	611,046.55
Equity	
32000 · Retained Earnings	7,699.96
3990 · Operating Fund Balance	64,139.41
3995 · Prior Period Adjustment	350.00
Net Income	5,170.79
Total Equity	77,360.16
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>688,406.71</b>

**The Harborage on Braden River HOA Inc.**  
**Revenue & Expense Budget Performance**  
**January 2022**

	Jan 22	Budget	\$ Over Budget	Jan 22	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Assessments-Commons	1,838.58	1,830.12	8.46	1,838.58	1,830.12	8.46	21,961.00
5015 · Assessments-SF Homes	6,495.34	6,495.37	(0.03)	6,495.34	6,495.37	(0.03)	77,944.00
5020 · Assessments-Town Homes	13,769.42	13,769.38	0.04	13,769.42	13,769.38	0.04	165,233.00
5025 · Assessments-Reserves (TH)	11,740.00	11,740.00	0.00	11,740.00	11,740.00	0.00	46,960.00
5040 · Other Income	2,000.00	0.00	2,000.00	2,000.00	0.00	2,000.00	0.00
5045 · Late Fee/Collection Income	300.79	0.00	300.79	300.79	0.00	300.79	0.00
5050 · Interest	9.89	0.00	9.89	9.89	0.00	9.89	0.00
<b>Total Income</b>	<b>36,154.02</b>	<b>33,834.87</b>	<b>2,319.15</b>	<b>36,154.02</b>	<b>33,834.87</b>	<b>2,319.15</b>	<b>312,098.00</b>
<b>Gross Profit</b>	<b>36,154.02</b>	<b>33,834.87</b>	<b>2,319.15</b>	<b>36,154.02</b>	<b>33,834.87</b>	<b>2,319.15</b>	<b>312,098.00</b>
<b>Expense</b>							
<b>7100 · Administration</b>							
7110 · Insurance-Town Homes	5,115.16	5,583.37	(468.21)	5,115.16	5,583.37	(468.21)	67,000.00
7115 · Insurance-Commons	1,003.73	833.37	170.36	1,003.73	833.37	170.36	10,000.00
7120 · Management Fee-SF Homes	426.30	426.37	(0.07)	426.30	426.37	(0.07)	5,116.00
7125 · Management Fee-Town Homes	994.70	994.63	0.07	994.70	994.63	0.07	11,936.00
7130 · Accounting/CPA Fees	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00
7135 · Postage / Printing / Office Exp	128.84	166.63	(37.79)	128.84	166.63	(37.79)	2,000.00
7140 · Bank Charges	16.50	50.00	(33.50)	16.50	50.00	(33.50)	600.00
7145 · Attorney Fees	745.00	166.63	578.37	745.00	166.63	578.37	2,000.00
7150 · Storage Unit	80.00	83.37	(3.37)	80.00	83.37	(3.37)	1,000.00
7155 · Annual Corporate Report	0.00	5.13	(5.13)	0.00	5.13	(5.13)	62.00
7165 · Income Taxes	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
<b>Total 7100 · Administration</b>	<b>8,510.23</b>	<b>8,417.87</b>	<b>92.36</b>	<b>8,510.23</b>	<b>8,417.87</b>	<b>92.36</b>	<b>101,014.00</b>
<b>7200 · Grounds</b>							
7210 · Grounds Maint.-SF Homes	6,069.00	6,069.00	0.00	6,069.00	6,069.00	0.00	72,828.00
7215 · Grounds Maint.-Town Homes	3,231.25	4,362.13	(1,130.88)	3,231.25	4,362.13	(1,130.88)	52,346.00
7220 · Grounds Maint.-Common	0.00	416.63	(416.63)	0.00	416.63	(416.63)	5,000.00
7225 · Pressure Washing-Town Homes	0.00	291.63	(291.63)	0.00	291.63	(291.63)	3,500.00
7230 · Plant Replacement-Town Homes	0.00	270.87	(270.87)	0.00	270.87	(270.87)	3,250.00
7245 · Tree Trimming-Town Homes	0.00	416.63	(416.63)	0.00	416.63	(416.63)	5,000.00
7250 · Irrigation Repairs-Town Homes	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00
7255 · Site Maintenance-Town Homes	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00
<b>Total 7200 · Grounds</b>	<b>9,300.25</b>	<b>12,426.89</b>	<b>(3,126.64)</b>	<b>9,300.25</b>	<b>12,426.89</b>	<b>(3,126.64)</b>	<b>149,124.00</b>
<b>7300 · Building Maintenance</b>							
7310 · Pest Control-Town Homes	1,432.75	500.00	932.75	1,432.75	500.00	932.75	6,000.00
7315 · Gutter Repair/Clean-Town Homes	0.00	333.37	(333.37)	0.00	333.37	(333.37)	4,000.00
7320 · Roof Repairs-Town Homes	0.00	416.63	(416.63)	0.00	416.63	(416.63)	5,000.00
<b>Total 7300 · Building Maintenance</b>	<b>1,432.75</b>	<b>1,250.00</b>	<b>182.75</b>	<b>1,432.75</b>	<b>1,250.00</b>	<b>182.75</b>	<b>15,000.00</b>
<b>9000 · Transfer to Reserves</b>							
9010 · Transfer to Reserves	11,740.00	11,740.00	0.00	11,740.00	11,740.00	0.00	46,960.00
<b>Total 9000 · Transfer to Reserves</b>	<b>11,740.00</b>	<b>11,740.00</b>	<b>0.00</b>	<b>11,740.00</b>	<b>11,740.00</b>	<b>0.00</b>	<b>46,960.00</b>
<b>Total Expense</b>	<b>30,983.23</b>	<b>33,834.76</b>	<b>(2,851.53)</b>	<b>30,983.23</b>	<b>33,834.76</b>	<b>(2,851.53)</b>	<b>312,098.00</b>
<b>Net Ordinary Income</b>	<b>5,170.79</b>	<b>0.11</b>	<b>5,170.68</b>	<b>5,170.79</b>	<b>0.11</b>	<b>5,170.68</b>	<b>0.00</b>
<b>Net Income</b>	<b>5,170.79</b>	<b>0.11</b>	<b>5,170.68</b>	<b>5,170.79</b>	<b>0.11</b>	<b>5,170.68</b>	<b>0.00</b>