

The Harborage on Braden River HOA, INC.
FINANCIAL REPORTS
April 30, 2022

TABLE OF CONTENTS:

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 April 30, 2022

	Apr 30, 22
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1011 · Centennial OP 9648	129,932.16
1012 · Bank OZK OP MM 5467	8,452.51
Total 1010 · Operating	138,384.67
1020 · Reserves	
1021 · Centennial MM 9655	119,075.28
1022 · Bank OZK Res MM 5475	12,128.33
1023 · Cadence MM 3705	31,138.04
1024 · Cadence CD2472 .05% 3/9/22	31,628.66
Total 1020 · Reserves	193,970.31
Total Checking/Savings	332,354.98
Accounts Receivable	
1100 · Assessments Receivable	11,925.68
Total Accounts Receivable	11,925.68
Other Current Assets	
1110 · Allowance for Doubtful Accounts	(4,549.93)
1130 · Prepaid Insurance	24,475.57
Total Other Current Assets	19,925.64
Total Current Assets	364,206.30
TOTAL ASSETS	364,206.30
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	1,877.50
Total Accounts Payable	1,877.50
Other Current Liabilities	
3020 · Accrued Expenses	325.00
3025 · Insurance Settlement	3,000.00
3030 · Deferred Assessments	44,206.66
3040 · Rental Deposits/Escrow	8,000.00
3045 · Insurance Loan Payable	24,270.24
Total Other Current Liabilities	79,801.90
Total Current Liabilities	81,679.40
Long Term Liabilities	
3500 · Reserve Fund	193,970.31
Total Long Term Liabilities	193,970.31
Total Liabilities	275,649.71
Equity	
3990 · Operating Fund Balance	64,139.41
3993 · Retained Earnings	7,699.96
3995 · Prior Period Adjustment	683.67
Net Income	16,033.55
Total Equity	88,556.59
TOTAL LIABILITIES & EQUITY	364,206.30

The Harborage on Braden River HOA Inc.
Revenue & Expense Monthly Comparison
 January through April 2022

	Jan 22	Feb 22	Mar 22	Apr 22	TOTAL
Ordinary Income/Expense					
Income					
5010 · Assessments-Commons	1,838.58	1,838.59	1,838.59	1,838.58	7,354.34
5015 · Assessments-SF Homes	6,495.34	6,495.33	6,495.33	6,495.34	25,981.34
5020 · Assessments-Town Homes	13,769.42	13,769.41	13,769.41	13,769.42	55,077.66
5025 · Assessments-Reserves (TH)	11,740.00	0.00	0.00	11,740.00	23,480.00
5030 · Application Fees	0.00	0.00	200.00	0.00	200.00
5040 · Other Income	2,000.00	0.00	0.00	0.00	2,000.00
5045 · Late Fee/Collection Income	300.79	414.75	-27.99	0.00	687.55
5050 · Interest	9.89	7.49	11.60	10.43	39.41
Total Income	36,154.02	22,525.57	22,286.94	33,853.77	114,820.30
Gross Profit	36,154.02	22,525.57	22,286.94	33,853.77	114,820.30
Expense					
7100 · Administration					
7110 · Insurance-Town Homes	5,115.16	5,115.16	5,115.16	5,115.16	20,460.64
7115 · Insurance-Commons	1,003.73	1,003.73	1,003.73	1,003.73	4,014.92
7120 · Management Fee-SF Homes	426.30	426.30	426.30	426.30	1,705.20
7125 · Management Fee-Town Homes	994.70	994.70	994.70	994.70	3,978.80
7135 · Postage / Printing / Office Exp	128.84	31.95	468.87	112.06	741.72
7140 · Bank Charges	16.50	18.00	442.92	15.25	492.67
7145 · Attorney Fees	745.00	0.00	900.84	1,877.50	3,523.34
7150 · Storage Unit	80.00	102.50	99.25	103.50	385.25
7165 · Income Taxes	0.00	200.00	0.00	0.00	200.00
Total 7100 · Administration	8,510.23	7,892.34	9,451.77	9,648.20	35,502.54
7200 · Grounds					
7210 · Grounds Maint.-SF Homes	6,069.00	6,069.00	6,069.00	6,069.00	24,276.00
7215 · Grounds Maint.-Town Homes	3,231.25	3,231.25	3,231.25	3,231.25	12,925.00
7250 · Irrigation Repairs-Town Homes	0.00	258.30	174.00	0.00	432.30
Total 7200 · Grounds	9,300.25	9,558.55	9,474.25	9,300.25	37,633.30
7300 · Building Maintenance					
7310 · Pest Control-Town Homes	1,432.75	-1,107.75	1,163.41	682.50	2,170.91
Total 7300 · Building Maintenance	1,432.75	-1,107.75	1,163.41	682.50	2,170.91
9000 · Transfer to Reserves					
9010 · Transfer to Reserves	11,740.00	0.00	0.00	11,740.00	23,480.00
Total 9000 · Transfer to Reserves	11,740.00	0.00	0.00	11,740.00	23,480.00
Total Expense	30,983.23	16,343.14	20,089.43	31,370.95	98,786.75
Net Ordinary Income	5,170.79	6,182.43	2,197.51	2,482.82	16,033.55
Net Income	5,170.79	6,182.43	2,197.51	2,482.82	16,033.55