

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

	Jun 30, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Operating	
1011 · Centennial OP 9648	108,737.28
1012 · Bank OZK OP MM 5467	8,953.26
1015 · Due (to) from Reserves	16,860.00
<b>Total 1010 · Operating</b>	134,550.54
1020 · Reserves	
1021 · Centennial MM 9655	74,843.06
1022 · Bank OZK Res MM 5475	12,130.39
1030 · Due (to) From Operating	(16,860.00)
<b>Total 1020 · Reserves</b>	70,113.45
<b>Total Checking/Savings</b>	204,663.99
<b>Accounts Receivable</b>	
1100 · Assessments Receivable	(20,749.71)
<b>Total Accounts Receivable</b>	(20,749.71)
<b>Other Current Assets</b>	
1110 · Allowance for Doubtful Accounts	(4,549.93)
1130 · Prepaid Insurance	12,237.79
<b>Total Other Current Assets</b>	7,687.86
<b>Total Current Assets</b>	191,602.14
<b>TOTAL ASSETS</b>	<b>191,602.14</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	810.00
<b>Total Accounts Payable</b>	810.00
<b>Other Current Liabilities</b>	
3020 · Accrued Expenses	341.25
3025 · Insurance Settlement	3,000.00
3040 · Rental Deposits/Escrow	7,500.00
3045 · Insurance Loan Payable	12,135.12
<b>Total Other Current Liabilities</b>	22,976.37
<b>Total Current Liabilities</b>	23,786.37
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	70,113.45
<b>Total Long Term Liabilities</b>	70,113.45
<b>Total Liabilities</b>	93,899.82
<b>Equity</b>	
3990 · Operating Fund Balance	64,139.41
3993 · Retained Earnings	7,699.96
3995 · Prior Period Adjustment	971.67
Net Income	24,891.28
<b>Total Equity</b>	97,702.32
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>191,602.14</b>

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

	Jun 22	Budget	\$ Over Budget	Jan - Jun 22	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Assessments-Commons	1,838.58	1,830.08	8.50	11,031.50	10,980.52	50.98	21,961.00
5015 · Assessments-SF Homes	6,495.33	6,495.33	0.00	38,972.00	38,972.02	(0.02)	77,944.00
5020 · Assessments-Town Homes	13,769.42	13,769.42	0.00	82,616.50	82,616.48	0.02	165,233.00
5025 · Assessments-Reserves (TH)	0.00	0.00	0.00	23,480.00	23,480.00	0.00	46,960.00
5030 · Application Fees	500.00	0.00	500.00	1,200.00	0.00	1,200.00	0.00
5040 · Other Income	0.00	0.00	0.00	2,000.00	0.00	2,000.00	0.00
5045 · Late Fee/Collection Income	27.04	0.00	27.04	1,014.04	0.00	1,014.04	0.00
5050 · Interest	9.05	0.00	9.05	58.27	0.00	58.27	0.00
<b>Total Income</b>	<b>22,639.42</b>	<b>22,094.83</b>	<b>544.59</b>	<b>160,372.31</b>	<b>156,049.02</b>	<b>4,323.29</b>	<b>312,098.00</b>
<b>Gross Profit</b>	<b>22,639.42</b>	<b>22,094.83</b>	<b>544.59</b>	<b>160,372.31</b>	<b>156,049.02</b>	<b>4,323.29</b>	<b>312,098.00</b>
<b>Expense</b>							
<b>7100 · Administration</b>							
7110 · Insurance-Town Homes	5,115.16	5,583.33	(468.17)	30,690.96	33,500.02	(2,809.06)	67,000.00
7115 · Insurance-Commons	1,003.73	833.33	170.40	6,022.38	5,000.02	1,022.36	10,000.00
7120 · Management Fee-SF Homes	426.30	426.33	(0.03)	2,557.80	2,558.02	(0.22)	5,116.00
7125 · Management Fee-Town Homes	994.70	994.67	0.03	5,968.20	5,967.98	0.22	11,936.00
7130 · Accounting/CPA Fees	0.00	25.00	(25.00)	0.00	150.00	(150.00)	300.00
7135 · Postage / Printing / Office Exp	23.42	166.67	(143.25)	903.26	999.98	(96.72)	2,000.00
7140 · Bank Charges	7.50	50.00	(42.50)	515.82	300.00	215.82	600.00
7145 · Attorney Fees	810.00	166.67	643.33	3,613.34	999.98	2,613.36	2,000.00
7150 · Storage Unit	96.00	83.33	12.67	577.25	500.02	77.23	1,000.00
7155 · Annual Corporate Report	86.25	5.17	81.08	86.25	30.98	55.27	62.00
7165 · Income Taxes	0.00	83.33	(83.33)	200.00	500.02	(300.02)	1,000.00
<b>Total 7100 · Administration</b>	<b>8,563.06</b>	<b>8,417.83</b>	<b>145.23</b>	<b>51,135.26</b>	<b>50,507.02</b>	<b>628.24</b>	<b>101,014.00</b>
<b>7200 · Grounds</b>							
7210 · Grounds Maint.-SF Homes	6,069.00	6,069.00	0.00	36,414.00	36,414.00	0.00	72,828.00
7215 · Grounds Maint.-Town Homes	3,231.25	4,362.17	(1,130.92)	19,387.50	26,172.98	(6,785.48)	52,346.00
7220 · Grounds Maint.-Common	0.00	416.67	(416.67)	0.00	2,499.98	(2,499.98)	5,000.00
7225 · Pressure Washing-Town Homes	0.00	291.67	(291.67)	0.00	1,749.98	(1,749.98)	3,500.00
7230 · Plant Replacement-Town Homes	0.00	270.83	(270.83)	456.00	1,625.02	(1,169.02)	3,250.00
7245 · Tree Trimming-Town Homes	0.00	416.67	(416.67)	0.00	2,499.98	(2,499.98)	5,000.00
7250 · Irrigation Repairs-Town Homes	0.00	100.00	(100.00)	432.30	600.00	(167.70)	1,200.00
7255 · Site Maintenance-Town Homes	159.15	500.00	(340.85)	159.15	3,000.00	(2,840.85)	6,000.00
<b>Total 7200 · Grounds</b>	<b>9,459.40</b>	<b>12,427.01</b>	<b>(2,967.61)</b>	<b>56,848.95</b>	<b>74,561.94</b>	<b>(17,712.99)</b>	<b>149,124.00</b>
<b>7300 · Building Maintenance</b>							
7310 · Pest Control-Town Homes	1,504.66	500.00	1,004.66	4,016.82	3,000.00	1,016.82	6,000.00
7315 · Gutter Repair/Clean-Town Homes	0.00	333.33	(333.33)	0.00	2,000.02	(2,000.02)	4,000.00
7320 · Roof Repairs-Town Homes	0.00	416.67	(416.67)	0.00	2,499.98	(2,499.98)	5,000.00
<b>Total 7300 · Building Maintenance</b>	<b>1,504.66</b>	<b>1,250.00</b>	<b>254.66</b>	<b>4,016.82</b>	<b>7,500.00</b>	<b>(3,483.18)</b>	<b>15,000.00</b>
<b>9000 · Transfer to Reserves</b>							
9010 · Transfer to Reserves	0.00	0.00	0.00	23,480.00	23,480.00	0.00	46,960.00
<b>Total 9000 · Transfer to Reserves</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>23,480.00</b>	<b>23,480.00</b>	<b>0.00</b>	<b>46,960.00</b>
<b>Total Expense</b>	<b>19,527.12</b>	<b>22,094.84</b>	<b>(2,567.72)</b>	<b>135,481.03</b>	<b>156,048.96</b>	<b>(20,567.93)</b>	<b>312,098.00</b>
<b>Net Ordinary Income</b>	<b>3,112.30</b>	<b>(0.01)</b>	<b>3,112.31</b>	<b>24,891.28</b>	<b>0.06</b>	<b>24,891.22</b>	<b>0.00</b>
<b>Net Income</b>	<b>3,112.30</b>	<b>(0.01)</b>	<b>3,112.31</b>	<b>24,891.28</b>	<b>0.06</b>	<b>24,891.22</b>	<b>0.00</b>