

Brook Run Association

Balance Sheet
As of 04/30/21

ASSETS

1011	Cash Checking Operating	\$	11,248.81	
1071	Cash Savings Reserves		16,346.41	
1210	Certificates of Deposit		5,229.33	
1310	Assessments Receivable		750.50	
1340	Late Fees Receivable		150.00	
1610	Prepaid Insurance		562.00	
TOTAL ASSETS				\$ 34,287.05
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3310	Prepaid Owner Assessments	\$	8,436.56	
3320	Prepaid Dues-Replacemnet Fund		23,325.54	
Subtotal Current Liab.				\$ 31,762.10

RESERVES:

Subtotal Reserves		\$	.00
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EQUITY:

5410	Operating Fund Balance	\$	(1,228.71)	
5420	Capital Improvement Reserve		94.03	
5510	Prior Year Net Inc./Loss		2,172.38	
	Current Year Net Income/(Loss)		1,487.25	
Subtotal Equity				\$ 2,524.95
TOTAL LIABILITIES & EQUITY				\$ 34,287.05
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Brook Run Association

Income/Expense Statement

Period: 04/01/21 to 04/30/21

Current Period					Year-To-Date			Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
INCOME:								
2,730.00	2,275.00	455.00	06310	Assessment Income	10,920.00	9,100.00	1,820.00	27,300.00
.00	455.00	(455.00)	06311	Cap Contrib Reserve Income	.00	1,820.00	(1,820.00)	5,460.00
35.00	.00	35.00	06340	Late Fee Income	166.25	.00	166.25	.00
1.35	.17	1.18	06911	Interest Income - MMIR	5.95	.68	5.27	2.00
2,766.35	2,730.17	36.18		Subtotal Income	11,092.20	10,920.68	171.52	32,762.00
EXPENSES								
General & Administrative								
600.00	600.00	.00	07010	Management Fees	2,400.00	2,400.00	.00	7,200.00
.00	.00	.00	07140	Audit Fees	.00	750.00	750.00	750.00
.00	16.67	16.67	07160	Legal Fees	.00	66.68	66.68	200.00
9.60	22.92	13.32	07260	Postage & Mail	79.00	91.68	12.68	275.00
.00	.00	.00	07280	Insurance	.00	.00	.00	1,300.00
6.00	33.33	27.33	07320	Office Supplies	229.27	133.32	(95.95)	400.00
.00	18.75	18.75	07500	Residential Activities	.00	75.00	75.00	225.00
520.00	43.33	(476.67)	07505	Website	520.00	173.32	(346.68)	520.00
.00	16.67	16.67	07890	Misc. G & A	60.00	66.68	6.68	200.00
1,135.60	751.67	(383.93)		General & Administrativ	3,288.27	3,756.68	468.41	11,070.00
Building								
100.00	18.75	(81.25)	08320	Repairs	100.00	75.00	(25.00)	225.00
100.00	18.75	(81.25)		Building	100.00	75.00	(25.00)	225.00
Utilities								
147.68	166.67	18.99	08910	Electricity	616.90	666.68	49.78	2,000.00
147.68	166.67	18.99		Utilities	616.90	666.68	49.78	2,000.00
Maintenance								
.00	83.33	83.33	09010	Tree Maintenance	.00	333.32	333.32	1,000.00
.00	6.25	6.25	09020	Grounds Maint. - Pine Needle	.00	25.00	25.00	75.00
.00	166.67	166.67	09025	Grounds (new & replacements)	.00	666.68	666.68	2,000.00
.00	29.17	29.17	09190	Electrical Repairs	.00	116.68	116.68	350.00
.00	233.33	233.33	09200	Pond Maintenance	150.00	933.32	783.32	2,800.00
.00	12.50	12.50	09260	Sign Maintenance	.00	50.00	50.00	150.00

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Income/Expense Statement

Period: 04/01/21 to 04/30/21

Current Period					Year-To-Date			Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
.00	531.25	531.25		Maintenance	150.00	2,125.00	1,975.00	6,375.00
Contract Services								
450.00	450.00	.00	09610	Lawn Maint. & Landscaping	1,800.00	1,800.00	.00	5,400.00
450.00	450.00	.00		Contract Services	1,800.00	1,800.00	.00	5,400.00
Reserves								
.00	83.33	83.33	09986	Reserves - Pond	.00	333.32	333.32	1,000.00
3,649.78	208.33	(3,441.45)	09990	Reserves - Entrance Sign Imp	3,649.78	833.32	(2,816.46)	2,500.00
3,649.78	291.66	(3,358.12)		Reserves	3,649.78	1,166.64	(2,483.14)	3,500.00
5,483.06	2,210.00	(3,273.06)		TOTAL EXPENSES	9,604.95	9,590.00	(14.95)	28,570.00
(2,716.71)	520.17	(3,236.88)		Current Year Net Income/(los	1,487.25	1,330.68	156.57	4,192.00
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