

### Brook Run Association

Balance Sheet  
As of 10/31/21

#### ASSETS

1011	Cash Checking Operating	\$	7,020.42
1071	Cash Savings Reserves		11,388.23
1210	Certificates of Deposit		5,229.33
1310	Assessments Receivable		628.50
1340	Late Fees Receivable		110.00
1610	Prepaid Insurance		562.00
TOTAL ASSETS			<u>\$ 24,938.48</u> =====

#### LIABILITIES & EQUITY

##### CURRENT LIABILITIES:

3310	Prepaid Owner Assessments	\$	4,311.17
3320	Prepaid Dues-Replacemnet Fund		23,325.54
Subtotal Current Liab.			<u>\$ 27,636.71</u>

##### RESERVES:

Subtotal Reserves			<u>\$ .00</u>
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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)		(3,735.93)
Subtotal Equity			<u>\$ (2,698.23)</u>
TOTAL LIABILITIES & EQUITY			<u>\$ 24,938.48</u> =====

**Brook Run Association**  
Income/Expense Statement  
Period: 10/01/21 to 10/31/21

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
<b>INCOME:</b>								
2,730.00	2,275.00	455.00	06310	Assessment Income	27,300.00	22,750.00	4,550.00	27,300.00
.00	455.00	(455.00)	06311	Cap Contrib Reserve Income	.00	4,550.00	(4,550.00)	5,460.00
41.00	.00	41.00	06340	Late Fee Income	365.95	.00	365.95	.00
.93	.17	.76	06911	Interest Income - MMR	13.49	1.70	11.79	2.00
<u>2,771.93</u>	<u>2,730.17</u>	<u>41.76</u>		Subtotal Income	<u>27,679.44</u>	<u>27,301.70</u>	<u>377.74</u>	<u>32,762.00</u>
<b>EXPENSES</b>								
<b>General &amp; Administrative</b>								
600.00	600.00	.00	07010	Management Fees	6,000.00	6,000.00	.00	7,200.00
.00	.00	.00	07140	Audit Fees	750.00	750.00	.00	750.00
.00	16.67	16.67	07160	Legal Fees	.00	166.70	166.70	200.00
6.20	22.92	16.72	07260	Postage & Mail	158.45	229.20	70.75	275.00
.00	.00	.00	07280	Insurance	1,138.00	1,300.00	162.00	1,300.00
8.15	33.33	25.18	07320	Office Supplies	305.42	333.30	27.88	400.00
.00	18.75	18.75	07500	Residential Activities	127.98	187.50	59.52	225.00
.00	43.33	43.33	07505	Website	520.00	433.30	(86.70)	520.00
.00	16.67	16.67	07890	Misc. G & A	60.00	166.70	106.70	200.00
<u>614.35</u>	<u>751.67</u>	<u>137.32</u>		General & Administrativ	<u>9,059.85</u>	<u>9,566.70</u>	<u>506.85</u>	<u>11,070.00</u>
<b>Building</b>								
50.00	18.75	(31.25)	08320	Repairs	355.84	187.50	(168.34)	225.00
<u>50.00</u>	<u>18.75</u>	<u>(31.25)</u>		Building	<u>355.84</u>	<u>187.50</u>	<u>(168.34)</u>	<u>225.00</u>
<b>Utilities</b>								
159.78	166.67	6.89	08910	Electricity	1,588.45	1,666.70	78.25	2,000.00
<u>159.78</u>	<u>166.67</u>	<u>6.89</u>		Utilities	<u>1,588.45</u>	<u>1,666.70</u>	<u>78.25</u>	<u>2,000.00</u>
<b>Maintenance</b>								
.00	83.33	83.33	09010	Tree Maintenance	.00	833.30	833.30	1,000.00
.00	6.25	6.25	09020	Grounds Maint. - Pine Needle	.00	62.50	62.50	75.00
325.00	166.67	(158.33)	09025	Grounds (new & replacements)	2,022.60	1,666.70	(355.90)	2,000.00
.00	29.17	29.17	09190	Electrical Repairs	.00	291.70	291.70	350.00
160.13	233.33	73.20	09200	Pond Maintenance	2,573.13	2,333.30	(239.83)	2,800.00
.00	12.50	12.50	09260	Sign Maintenance	.00	125.00	125.00	150.00
<u>485.13</u>	<u>531.25</u>	<u>46.12</u>		Maintenance	<u>4,595.73</u>	<u>5,312.50</u>	<u>716.77</u>	<u>6,375.00</u>

**Brook Run Association**  
 Income/Expense Statement  
 Period: 10/01/21 to 10/31/21

Actual	Current Period Budget	Variance	Account	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
Contract Services								
450.00	450.00	.00	09610	Lawn Maint. & Landscaping	4,500.00	4,500.00	.00	5,400.00
450.00	450.00	.00		Contract Services	4,500.00	4,500.00	.00	5,400.00
Reserves								
.00	.00	.00	09984	Reserves - Fountain Repair/R	7,665.72	.00	(7,665.72)	.00
.00	83.33	83.33	09986	Reserves - Pond	.00	833.30	833.30	1,000.00
.00	208.33	208.33	09990	Reserves - Entrance Sign Imp	3,649.78	2,083.30	(1,566.48)	2,500.00
.00	291.66	291.66		Reserves	11,315.50	2,916.60	(8,398.90)	3,500.00
1,759.26	2,210.00	450.74		TOTAL EXPENSES	31,415.37	24,150.00	(7,265.37)	28,570.00
1,012.67	520.17	492.50		Current Year Net Income/(los	(3,735.93)	3,151.70	(6,887.63)	4,192.00
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