Brook Run Association

Balance Sheet
As of 08/31/21

ASSETS

1011	Cash Checking Operating	$ 8,839.57	
1071	Cash Savings Reserves	14,319.17	
1210	Certificates of Deposit	5,229.33	
1310	Assessments Receivable	450.13	
1340	Late Fees Receivable	55.00	
1610	Prepaid Insurance	562.00	
	TOTAL ASSETS		$ 29,455.20

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3310	Prepaid Owner Assessments	$ 6,061.80	
3320	Prepaid Dues-Replacemnet Fund	23,325.54	
	Subtotal Current Liab.		$ 29,387.34
RESERVES:			
	Subtotal Reserves		$ .00
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)	(969.84)	
	Subtotal Equity		$ 67.86
	TOTAL LIABILITIES & EQUITY		$ 29,455.20

Brook Run Association

Income/Expense Statement

Period: 08/01/21 to 08/31/21

Current Period Actual	Current Period Budget	Current Period Variance	Account	Description	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME:								
2,730.00	2,275.00	455.00	06310	Assessment Income	21,840.00	18,200.00	3,640.00	27,300.00
.00	455.00	(455.00)	06311	Cap Contrib Reserve Income	.00	3,640.00	(3,640.00)	5,460.00
13.75	.00	13.75	06340	Late Fee Income	286.00	.00	286.00	.00
1.37	.17	1.20	06911	Interest Income - MMR	11.57	1.36	10.21	2.00
2,745.12	2,730.17	14.95		Subtotal Income	22,137.57	21,841.36	296.21	32,762.00
				EXPENSES				
General & Administrative								
600.00	600.00	.00	07010	Management Fees	4,800.00	4,800.00	.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	133.36	133.36	200.00
.00	22.92	22.92	07260	Postage & Mail	93.30	183.36	90.06	275.00
.00	.00	.00	07280	Insurance	1,138.00	1,300.00	162.00	1,300.00
.00	33.33	33.33	07320	Office Supplies	243.17	266.64	23.47	400.00
.00	18.75	18.75	07500	Residential Activities	127.98	150.00	22.02	225.00
.00	43.33	43.33	07505	Website	520.00	346.64	(173.36)	520.00
.00	16.67	16.67	07890	Misc. G & A	60.00	133.36	73.36	200.00
600.00	751.67	151.67		General & Administrativ	6,982.45	8,063.36	1,080.91	11,070.00
Building								
.00	18.75	18.75	08320	Repairs	245.00	150.00	(95.00)	225.00
.00	18.75	18.75		Building	245.00	150.00	(95.00)	225.00
Utilities								
154.28	166.67	12.39	08910	Electricity	1,294.07	1,333.36	39.29	2,000.00
154.28	166.67	12.39		Utilities	1,294.07	1,333.36	39.29	2,000.00
Maintenance								
.00	83.33	83.33	09010	Tree Maintenance	.00	666.64	666.64	1,000.00
.00	6.25	6.25	09020	Grounds Maint. - Pine Needle	.00	50.00	50.00	75.00
.00	166.67	166.67	09025	Grounds (new & replacements)	1,697.60	1,333.36	(364.24)	2,000.00
.00	29.17	29.17	09190	Electrical Repairs	.00	233.36	233.36	350.00
160.13	233.33	73.20	09200	Pond Maintenance	1,805.65	1,866.64	60.99	2,800.00
.00	12.50	12.50	09260	Sign Maintenance	.00	100.00	100.00	150.00

Brook Run Association

Income/Expense Statement
Period: 08/01/21 to 08/31/21

Current Period Actual	Current Period Budget	Current Period Variance	Account	Description	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
160.13	531.25	371.12		Maintenance	3,503.25	4,250.00	746.75	6,375.00
Contract Services								
450.00	450.00	.00	09610	Lawn Maint. & Landscaping	3,600.00	3,600.00	.00	5,400.00
450.00	450.00	.00		Contract Services	3,600.00	3,600.00	.00	5,400.00
Reserves								
3,832.86	.00	(3,832.86)	09984	Reserves - Fountain Repair/R	3,832.86	.00	(3,832.86)	.00
.00	83.33	83.33	09986	Reserves - Pond	.00	666.64	666.64	1,000.00
.00	208.33	208.33	09990	Reserves - Entrance Sign Imp	3,649.78	1,666.64	(1,983.14)	2,500.00
3,832.86	291.66	(3,541.20)		Reserves	7,482.64	2,333.28	(5,149.36)	3,500.00
5,197.27	2,210.00	(2,987.27)		TOTAL EXPENSES	23,107.41	19,730.00	(3,377.41)	28,570.00
(2,452.15)	520.17	(2,972.32)		Current Year Net Income/(los	(969.84)	2,111.36	(3,081.20)	4,192.00