

Brook Run Association

Balance Sheet
As of 02/28/22

ASSETS

1011	Cash Checking Operating	\$	9,015.95	
1071	Cash Savings Reserves		17,549.20	
1210	Certificates of Deposit		5,229.33	
1310	Assessments Receivable		553.87	
1340	Late Fees Receivable		120.00	
1610	Prepaid Insurance		562.00	
	TOTAL ASSETS			\$ 33,030.35

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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3310	Prepaid Owner Assessments	\$	8,926.54	
3320	Prepaid Dues-Replacemnet Fund		23,325.54	
	Subtotal Current Liab.			\$ 32,252.08

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)		1,135.93	
	Subtotal Equity			\$ 2,173.63
	TOTAL LIABILITIES & EQUITY			\$ 34,425.71

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Layout: 1, sub-account: "All"

Balance sheet is out of balance by 1,395.36-

Make sure that all necessary accounts are included on this balance sheet and that this statement is the first

Brook Run Association

Income/Expense Statement
 Period: 02/01/22 to 02/28/22

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
INCOME:								
2,730.00	2,275.00	455.00	06310	Assessment Income	5,460.00	4,550.00	910.00	27,300.00
.00	455.00	(455.00)	06311	Cap Contrib Reserve Income	.00	910.00	(910.00)	5,460.00
40.00	.00	40.00	06340	Late Fee Income	105.00	.00	105.00	.00
1.01	3.75	(2.74)	06911	Interest Income - MMR	2.48	7.50	(5.02)	45.00
<u>2,771.01</u>	<u>2,733.75</u>	<u>37.26</u>		Subtotal Income	<u>5,567.48</u>	<u>5,467.50</u>	<u>99.98</u>	<u>32,805.00</u>
EXPENSES								
General & Administrative								
625.00	625.00	.00	07010	Management Fees	1,250.00	1,250.00	.00	7,500.00
.00	.00	.00	07140	Audit Fees	.00	.00	.00	750.00
.00	16.67	16.67	07160	Legal Fees	.00	33.34	33.34	200.00
10.58	22.92	12.34	07260	Postage & Mail	30.38	45.84	15.46	275.00
.00	.00	.00	07280	Insurance	.00	.00	.00	1,350.00
4.20	37.50	33.30	07320	Office Supplies	14.55	75.00	60.45	450.00
.00	20.83	20.83	07500	Residential Activities	.00	41.66	41.66	250.00
.00	43.33	43.33	07505	Website	.00	86.66	86.66	520.00
.00	10.42	10.42	07890	Misc. G & A	60.00	20.84	(39.16)	125.00
<u>639.78</u>	<u>776.67</u>	<u>136.89</u>		General & Administrativ	<u>1,354.93</u>	<u>1,553.34</u>	<u>198.41</u>	<u>11,420.00</u>
Building								
.00	25.00	25.00	08320	Repairs	.00	50.00	50.00	300.00
<u>.00</u>	<u>25.00</u>	<u>25.00</u>		Building	<u>.00</u>	<u>50.00</u>	<u>50.00</u>	<u>300.00</u>
Utilities								
349.19	160.42	(188.77)	08910	Electricity	1,436.49	320.84	(1,115.65)	1,925.00
<u>349.19</u>	<u>160.42</u>	<u>(188.77)</u>		Utilities	<u>1,436.49</u>	<u>320.84</u>	<u>(1,115.65)</u>	<u>1,925.00</u>
Maintenance								
.00	83.33	83.33	09010	Tree Maintenance	.00	166.66	166.66	1,000.00
.00	6.25	6.25	09020	Grounds Maint. - Pine Needle	.00	12.50	12.50	75.00
.00	166.67	166.67	09025	Grounds (new & replacements)	.00	333.34	333.34	2,000.00
.00	12.50	12.50	09190	Electrical Repairs	.00	25.00	25.00	150.00
.00	208.33	208.33	09200	Pond Maintenance	160.13	416.66	256.53	2,500.00
.00	6.25	6.25	09260	Sign Maintenance	.00	12.50	12.50	75.00
<u>.00</u>	<u>483.33</u>	<u>483.33</u>		Maintenance	<u>160.13</u>	<u>966.66</u>	<u>806.53</u>	<u>5,800.00</u>

Brook Run Association

Income/Expense Statement
 Period: 02/01/22 to 02/28/22

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
Contract Services								
450.00	450.00	.00	09610	Lawn Maint. & Landscaping	900.00	900.00	.00	5,400.00
<u>450.00</u>	<u>450.00</u>	<u>.00</u>		Contract Services	<u>900.00</u>	<u>900.00</u>	<u>.00</u>	<u>5,400.00</u>
Reserves								
580.00	.00	(580.00)	09986	Reserves - Pond	580.00	.00	(580.00)	.00
<u>580.00</u>	<u>.00</u>	<u>(580.00)</u>		Reserves	<u>580.00</u>	<u>.00</u>	<u>(580.00)</u>	<u>.00</u>
2,018.97	1,895.42	(123.55)		TOTAL EXPENSES	4,431.55	3,790.84	(640.71)	24,845.00
752.04	838.33	(86.29)		Current Year Net Income/(los	1,135.93	1,676.66	(540.73)	7,960.00
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