

Brook Run Association

Balance Sheet
As of 04/30/22

ASSETS

1011	Cash Checking Operating	\$	7,391.85	
1071	Cash Savings Reserves		10,551.62	
1210	Certificates of Deposit		5,260.80	
1310	Assessments Receivable		1,156.34	
1340	Late Fees Receivable		215.00	
1610	Prepaid Insurance		562.00	
	TOTAL ASSETS			\$ 25,137.61

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3310	Prepaid Owner Assessments	\$	8,164.51	
3320	Prepaid Dues-Replacemnet Fund		22,488.03	
	Subtotal Current Liab.			\$ 30,652.54

RESERVES:

	Subtotal Reserves			\$.00
--	-------------------	--	--	--------

EQUITY:

5410	Operating Fund Balance	\$	511.32	
	Current Year Net Income/(Loss)		(6,026.25)	
	Subtotal Equity			\$ (5,514.93)
	TOTAL LIABILITIES & EQUITY			\$ 25,137.61

Brook Run Association

Income/Expense Statement
 Period: 04/01/22 to 04/30/22

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	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
60.00	.00	60.00	06340	Late Fee Income	225.00	.00	225.00	.00
.67	3.75	(3.08)	06911	Interest Income - MMR	3.90	15.00	(11.10)	45.00
<u>2,790.67</u>	<u>2,733.75</u>	<u>56.92</u>		Subtotal Income	<u>11,148.90</u>	<u>10,935.00</u>	<u>213.90</u>	<u>32,805.00</u>
EXPENSES								
General & Administrative								
625.00	625.00	.00	07010	Management Fees	2,500.00	2,500.00	.00	7,500.00
.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
60.90	22.92	(37.98)	07260	Postage & Mail	91.28	91.68	.40	275.00
.00	.00	.00	07280	Insurance	.00	.00	.00	1,350.00
45.30	37.50	(7.80)	07320	Office Supplies	59.85	150.00	90.15	450.00
.00	20.83	20.83	07500	Residential Activities	.00	83.32	83.32	250.00
.00	43.33	43.33	07505	Website	500.00	173.32	(326.68)	520.00
.00	10.42	10.42	07890	Misc. G & A	60.00	41.68	(18.32)	125.00
<u>731.20</u>	<u>776.67</u>	<u>45.47</u>		General & Administrativ	<u>3,211.13</u>	<u>3,856.68</u>	<u>645.55</u>	<u>11,420.00</u>
Building								
.00	25.00	25.00	08320	Repairs	.00	100.00	100.00	300.00
<u>.00</u>	<u>25.00</u>	<u>25.00</u>		Building	<u>.00</u>	<u>100.00</u>	<u>100.00</u>	<u>300.00</u>
Utilities								
346.13	160.42	(185.71)	08910	Electricity	2,115.26	641.68	(1,473.58)	1,925.00
<u>346.13</u>	<u>160.42</u>	<u>(185.71)</u>		Utilities	<u>2,115.26</u>	<u>641.68</u>	<u>(1,473.58)</u>	<u>1,925.00</u>
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
172.00	12.50	(159.50)	09190	Electrical Repairs	172.00	50.00	(122.00)	150.00
1,115.13	208.33	(906.80)	09200	Pond Maintenance	1,275.26	833.32	(441.94)	2,500.00
.00	6.25	6.25	09260	Sign Maintenance	.00	25.00	25.00	75.00
<u>1,287.13</u>	<u>483.33</u>	<u>(803.80)</u>		Maintenance	<u>1,447.26</u>	<u>1,933.32</u>	<u>486.06</u>	<u>5,800.00</u>

Brook Run Association
 Income/Expense Statement
 Period: 04/01/22 to 04/30/22

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
Contract Services								
572.50	450.00	(122.50)	09610	Lawn Maint. & Landscaping	1,922.50	1,800.00	(122.50)	5,400.00
572.50	450.00	(122.50)		Contract Services	1,922.50	1,800.00	(122.50)	5,400.00
Reserves								
7,899.00	.00	(7,899.00)	09984	Reserves - Fountain Repair/R	7,899.00	.00	(7,899.00)	.00
.00	.00	.00	09986	Reserves - Pond	580.00	.00	(580.00)	.00
7,899.00	.00	(7,899.00)		Reserves	8,479.00	.00	(8,479.00)	.00
10,835.96	1,895.42	(8,940.54)		TOTAL EXPENSES	17,175.15	8,331.68	(8,843.47)	24,845.00
(8,045.29)	838.33	(8,883.62)		Current Year Net Income/(los	(6,026.25)	2,603.32	(8,629.57)	7,960.00
=====	=====	=====			=====	=====	=====	=====