

Brook Run Association

Balance Sheet
As of 08/31/22

ASSETS

1011	Cash Checking Operating	\$	5,821.23	
1071	Cash Savings Reserves		12,354.13	
1210	Certificates of Deposit		5,260.80	
1310	Assessments Receivable		924.50	
1340	Late Fees Receivable		175.00	
1610	Prepaid Insurance		562.00	
	TOTAL ASSETS			\$ 25,097.66

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3310	Prepaid Owner Assessments	\$	5,933.61	
3320	Prepaid Dues-Replacemnet Fund		22,488.03	
	Subtotal Current Liab.			\$ 28,421.64

RESERVES:

	Subtotal Reserves			\$.00
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EQUITY:

5410	Operating Fund Balance	\$	511.32	
	Current Year Net Income/(Loss)		(3,835.30)	
	Subtotal Equity			\$ (3,323.98)
	TOTAL LIABILITIES & EQUITY			\$ 25,097.66

Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	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
60.00	.00	60.00	06340	Late Fee Income	445.00	.00	445.00	.00
1.05	3.75	(2.70)	06911	Interest Income - MMR	6.41	30.00	(23.59)	45.00
.00	.00	.00	06920	Misc. Income	100.00	.00	100.00	.00
<u>2,791.05</u>	<u>2,733.75</u>	<u>57.30</u>		Subtotal Income	<u>22,391.41</u>	<u>21,870.00</u>	<u>521.41</u>	<u>32,805.00</u>

EXPENSES

General & Administrative								
625.00	625.00	.00	07010	Management Fees	5,000.00	5,000.00	.00	7,500.00
.00	.00	.00	07140	Audit Fees	850.00	750.00	(100.00)	750.00
.00	16.67	16.67	07160	Legal Fees	.00	133.36	133.36	200.00
58.85	22.92	(35.93)	07260	Postage & Mail	173.66	183.36	9.70	275.00
.00	.00	.00	07280	Insurance	.00	1,350.00	1,350.00	1,350.00
37.15	37.50	.35	07320	Office Supplies	106.85	300.00	193.15	450.00
.00	20.83	20.83	07500	Residential Activities	.00	166.64	166.64	250.00
.00	43.33	43.33	07505	Website	500.00	346.64	(153.36)	520.00
.00	10.42	10.42	07890	Misc. G & A	110.68	83.36	(27.32)	125.00
<u>721.00</u>	<u>776.67</u>	<u>55.67</u>		General & Administrativ	<u>6,741.19</u>	<u>8,313.36</u>	<u>1,572.17</u>	<u>11,420.00</u>
Building								
.00	25.00	25.00	08320	Repairs	45.67	200.00	154.33	300.00
<u>.00</u>	<u>25.00</u>	<u>25.00</u>		Building	<u>45.67</u>	<u>200.00</u>	<u>154.33</u>	<u>300.00</u>
Utilities								
306.19	160.42	(145.77)	08910	Electricity	3,118.09	1,283.36	(1,834.73)	1,925.00
<u>306.19</u>	<u>160.42</u>	<u>(145.77)</u>		Utilities	<u>3,118.09</u>	<u>1,283.36</u>	<u>(1,834.73)</u>	<u>1,925.00</u>
Maintenance								
.00	83.33	83.33	09010	Tree Maintenance	250.00	666.64	416.64	1,000.00
.00	6.25	6.25	09020	Grounds Maint. - Pine Needle	.00	50.00	50.00	75.00
500.00	166.67	(333.33)	09025	Grounds (new & replacements)	1,615.00	1,333.36	(281.64)	2,000.00
.00	12.50	12.50	09190	Electrical Repairs	249.48	100.00	(149.48)	150.00
160.13	208.33	48.20	09200	Pond Maintenance	1,915.78	1,666.64	(249.14)	2,500.00
.00	6.25	6.25	09260	Sign Maintenance	.00	50.00	50.00	75.00

Brook Run Association
 Income/Expense Statement
 Period: 08/01/22 to 08/31/22

Actual	Current Period Budget	Variance	Account	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
660.13	483.33	(176.80)		Maintenance	4,030.26	3,866.64	(163.62)	5,800.00
Contract Services								
472.50	450.00	(22.50)	09610	Lawn Maint. & Landscaping	3,812.50	3,600.00	(212.50)	5,400.00
472.50	450.00	(22.50)		Contract Services	3,812.50	3,600.00	(212.50)	5,400.00
Reserves								
.00	.00	.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
.00	.00	.00		Reserves	8,479.00	.00	(8,479.00)	.00
2,159.82	1,895.42	(264.40)		TOTAL EXPENSES	26,226.71	17,263.36	(8,963.35)	24,845.00
631.23	838.33	(207.10)		Current Year Net Income/(los	(3,835.30)	4,606.64	(8,441.94)	7,960.00
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