

Brook Run Association

Balance Sheet
 As of 09/30/22

ASSETS

| | | | |
|--------------|-------------------------|----|--------------|
| 1011 | Cash Checking Operating | \$ | 5,387.67 |
| 1071 | Cash Savings Reserves | | 12,806.17 |
| 1210 | Certificates of Deposit | | 5,260.80 |
| 1310 | Assessments Receivable | | 787.50 |
| 1340 | Late Fees Receivable | | 140.00 |
| 1360 | Misc. Owner Receivables | | 25.00 |
| 1610 | Prepaid Insurance | | 562.00 |
| TOTAL ASSETS | | | \$ 24,969.14 |
| | | | ===== |

LIABILITIES & EQUITY

CURRENT LIABILITIES:

| | | | |
|------------------------|-------------------------------|----|--------------|
| 3310 | Prepaid Owner Assessments | \$ | 4,826.61 |
| 3320 | Prepaid Dues-Replacemnet Fund | | 22,488.03 |
| Subtotal Current Liab. | | | \$ 27,314.64 |

RESERVES:

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

EQUITY:

| | | | |
|----------------------------|--------------------------------|----|---------------|
| 5410 | Operating Fund Balance | \$ | 511.32 |
| | Current Year Net Income/(Loss) | | (2,856.82) |
| Subtotal Equity | | | \$ (2,345.50) |
| TOTAL LIABILITIES & EQUITY | | | \$ 24,969.14 |
| | | | ===== |

Brook Run Association

Income/Expense Statement
Period: 09/01/22 to 09/30/22

| Current Period | | | Account | Description | Year-To-Date | | | Yearly Budget |
|-------------------------------------|----------|----------|---------|------------------------------|--------------|-----------|------------|---------------|
| Actual | Budget | Variance | | | Actual | Budget | Variance | |
| INCOME: | | | | | | | | |
| 2,730.00 | 2,275.00 | 455.00 | 06310 | Assessment Income | 24,570.00 | 20,475.00 | 4,095.00 | 27,300.00 |
| .00 | 455.00 | (455.00) | 06311 | Cap Contrib Reserve Income | .00 | 4,095.00 | (4,095.00) | 5,460.00 |
| 43.00 | .00 | 43.00 | 06340 | Late Fee Income | 488.00 | .00 | 488.00 | .00 |
| .00 | .00 | .00 | 06360 | Misc. Owner Income | 25.00 | .00 | 25.00 | .00 |
| 2.04 | 3.75 | (1.71) | 06911 | Interest Income - MMR | 8.45 | 33.75 | (25.30) | 45.00 |
| .00 | .00 | .00 | 06920 | Misc. Income | 100.00 | .00 | 100.00 | .00 |
| 2,775.04 | 2,733.75 | 41.29 | | Subtotal Income | 25,191.45 | 24,603.75 | 587.70 | 32,805.00 |
| EXPENSES | | | | | | | | |
| General & Administrative | | | | | | | | |
| 625.00 | 625.00 | .00 | 07010 | Management Fees | 5,625.00 | 5,625.00 | .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 | 150.03 | 150.03 | 200.00 |
| 84.80 | 22.92 | (61.88) | 07260 | Postage & Mail | 258.46 | 206.28 | (52.18) | 275.00 |
| .00 | .00 | .00 | 07280 | Insurance | .00 | 1,350.00 | 1,350.00 | 1,350.00 |
| 66.15 | 37.50 | (28.65) | 07320 | Office Supplies | 173.00 | 337.50 | 164.50 | 450.00 |
| 50.00 | 20.83 | (29.17) | 07500 | Residential Activities | 50.00 | 187.47 | 137.47 | 250.00 |
| .00 | 43.33 | 43.33 | 07505 | Website | 500.00 | 389.97 | (110.03) | 520.00 |
| 130.00 | 10.42 | (119.58) | 07890 | Misc. G & A | 240.68 | 93.78 | (146.90) | 125.00 |
| 955.95 | 776.67 | (179.28) | | General & Administrativ | 7,697.14 | 9,090.03 | 1,392.89 | 11,420.00 |
| Building | | | | | | | | |
| .00 | 25.00 | 25.00 | 08320 | Repairs | 45.67 | 225.00 | 179.33 | 300.00 |
| .00 | 25.00 | 25.00 | | Building | 45.67 | 225.00 | 179.33 | 300.00 |
| Utilities | | | | | | | | |
| 243.11 | 160.42 | (82.69) | 08910 | Electricity | 3,361.20 | 1,443.78 | (1,917.42) | 1,925.00 |
| 243.11 | 160.42 | (82.69) | | Utilities | 3,361.20 | 1,443.78 | (1,917.42) | 1,925.00 |
| Maintenance | | | | | | | | |
| .00 | 83.33 | 83.33 | 09010 | Tree Maintenance | 250.00 | 749.97 | 499.97 | 1,000.00 |
| .00 | 6.25 | 6.25 | 09020 | Grounds Maint. - Pine Needle | .00 | 56.25 | 56.25 | 75.00 |
| .00 | 166.67 | 166.67 | 09025 | Grounds (new & replacements) | 1,615.00 | 1,500.03 | (114.97) | 2,000.00 |
| .00 | 12.50 | 12.50 | 09190 | Electrical Repairs | 249.48 | 112.50 | (136.98) | 150.00 |
| 150.00 | 208.33 | 58.33 | 09200 | Pond Maintenance | 2,065.78 | 1,874.97 | (190.81) | 2,500.00 |
| .00 | 6.25 | 6.25 | 09260 | Sign Maintenance | .00 | 56.25 | 56.25 | 75.00 |

Brook Run Association
 Income/Expense Statement
 Period: 09/01/22 to 09/30/22

| Actual | Current Period Budget | Variance | Account | Description | Actual | Year-To-Date Budget | Variance | Yearly Budget |
|-------------------|--------------------------|----------|---------|------------------------------|------------|------------------------|------------|------------------|
| 150.00 | 483.33 | 333.33 | | Maintenance | 4,180.26 | 4,349.97 | 169.71 | 5,800.00 |
| Contract Services | | | | | | | | |
| 472.50 | 450.00 | (22.50) | 09610 | Lawn Maint. & Landscaping | 4,285.00 | 4,050.00 | (235.00) | 5,400.00 |
| 472.50 | 450.00 | (22.50) | | Contract Services | 4,285.00 | 4,050.00 | (235.00) | 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 |
| 1,821.56 | 1,895.42 | 73.86 | | TOTAL EXPENSES | 28,048.27 | 19,158.78 | (8,889.49) | 24,845.00 |
| 953.48 | 838.33 | 115.15 | | Current Year Net Income/(los | (2,856.82) | 5,444.97 | (8,301.79) | 7,960.00 |
| ===== | ===== | ===== | | | ===== | ===== | ===== | ===== |