

Brook Run Association

Balance Sheet
As of 01/31/23

ASSETS

1011	Cash Checking Operating	\$	9,573.74	
1071	Cash Savings Reserves		15,624.37	
1210	Certificates of Deposit		5,273.97	
1310	Assessments Receivable		1,130.16	
1340	Late Fees Receivable		115.00	
1360	Misc. Owner Receivables		25.00	
1610	Prepaid Insurance		562.00	
	TOTAL ASSETS			\$ 32,304.24

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3310	Prepaid Owner Assessments	\$	9,566.87	
3320	Prepaid Dues-Replacemnet Fund		22,488.03	
	Subtotal Current Liab.			\$ 32,054.90

RESERVES:

	Subtotal Reserves			\$.00
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EQUITY:

5410	Operating Fund Balance	\$	511.32	
	Current Year Net Income/(Loss)		1,253.00	
	Subtotal Equity			\$ 1,764.32
	TOTAL LIABILITIES & EQUITY			\$ 33,819.22

Layout: 1, sub-account: "All"

Balance sheet is out of balance by 1,514.98-

Make sure that all necessary accounts are included on
this balance sheet and that this statement is the first
to print or that it is printed right after a P & L

Brook Run Association
Income/Expense Statement
Period: 01/01/23 to 01/31/23

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	2,730.00	2,275.00	455.00	27,300.00
.00	455.00	(455.00)	06311	Cap Contrib Reserve Income	.00	455.00	(455.00)	5,460.00
60.00	.00	60.00	06340	Late Fee Income	60.00	.00	60.00	.00
25.00	.00	25.00	06360	Misc. Owner Income	25.00	.00	25.00	.00
6.47	3.75	2.72	06911	Interest Income - MMR	6.47	3.75	2.72	45.00
<u>2,821.47</u>	<u>2,733.75</u>	<u>87.72</u>		Subtotal Income	<u>2,821.47</u>	<u>2,733.75</u>	<u>87.72</u>	<u>32,805.00</u>
EXPENSES								
General & Administrative								
625.00	625.00	.00	07010	Management Fees	625.00	625.00	.00	7,500.00
.00	.00	.00	07140	Audit Fees	.00	.00	.00	850.00
.00	16.67	16.67	07160	Legal Fees	.00	16.67	16.67	200.00
14.40	22.92	8.52	07260	Postage & Mail	14.40	22.92	8.52	275.00
.00	.00	.00	07280	Insurance	.00	.00	.00	1,350.00
7.40	33.33	25.93	07320	Office Supplies	7.40	33.33	25.93	400.00
.00	20.83	20.83	07500	Residential Activities	.00	20.83	20.83	250.00
.00	43.33	43.33	07505	Website	.00	43.33	43.33	520.00
60.00	10.42	(49.58)	07890	Misc. G & A	60.00	10.42	(49.58)	125.00
<u>706.80</u>	<u>772.50</u>	<u>65.70</u>		General & Administrativ	<u>706.80</u>	<u>772.50</u>	<u>65.70</u>	<u>11,470.00</u>
Building								
197.00	25.00	(172.00)	08320	Repairs	197.00	25.00	(172.00)	300.00
<u>197.00</u>	<u>25.00</u>	<u>(172.00)</u>		Building	<u>197.00</u>	<u>25.00</u>	<u>(172.00)</u>	<u>300.00</u>
Utilities								
32.04	316.67	284.63	08910	Electricity	32.04	316.67	284.63	3,800.00
<u>32.04</u>	<u>316.67</u>	<u>284.63</u>		Utilities	<u>32.04</u>	<u>316.67</u>	<u>284.63</u>	<u>3,800.00</u>
Maintenance								
.00	20.83	20.83	09010	Tree Maintenance	.00	20.83	20.83	250.00
.00	145.83	145.83	09025	Grounds (new & replacements)	.00	145.83	145.83	1,750.00
.00	12.50	12.50	09190	Electrical Repairs	.00	12.50	12.50	150.00
160.13	208.33	48.20	09200	Pond Maintenance	160.13	208.33	48.20	2,500.00
.00	6.25	6.25	09260	Sign Maintenance	.00	6.25	6.25	75.00

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Income/Expense Statement
 Period: 01/01/23 to 01/31/23

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
160.13	393.74	233.61		Maintenance	160.13	393.74	233.61	4,725.00
Contract Services								
472.50	490.00	17.50	09610	Lawn Maint. & Landscaping	472.50	490.00	17.50	5,880.00
472.50	490.00	17.50		Contract Services	472.50	490.00	17.50	5,880.00
Reserves								
.00	.00	.00		Reserves	.00	.00	.00	.00
1,568.47	1,997.91	429.44		TOTAL EXPENSES	1,568.47	1,997.91	429.44	26,175.00
1,253.00	735.84	517.16		Current Year Net Income/(los	1,253.00	735.84	517.16	6,630.00