

Brook Run Association
Balance Sheet
As of 12/31/22

ASSETS

1011	Cash Checking Operating	\$	5,385.10	
1071	Cash Savings Reserves		15,167.90	
1210	Certificates of Deposit		5,273.97	
1310	Assessments Receivable		854.15	
1340	Late Fees Receivable		80.00	
1610	Prepaid Insurance		562.00	
	TOTAL ASSETS			\$ 27,323.12

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3310	Prepaid Owner Assessments	\$	5,594.86	
3320	Prepaid Dues-Replacemnet Fund		22,488.03	
	Subtotal Current Liab.			\$ 28,082.89

RESERVES:

	Subtotal Reserves			\$.00
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EQUITY:

5410	Operating Fund Balance	\$	511.32	
	Current Year Net Income/(Loss)		(1,271.09)	
	Subtotal Equity			\$ (759.77)
	TOTAL LIABILITIES & EQUITY			\$ 27,323.12

Brook Run Association
 Income/Expense Statement
 Period: 12/01/22 to 12/31/22

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	32,760.00	27,300.00	5,460.00	27,300.00
.00	455.00	(455.00)	06311	Cap Contrib Reserve Income	.00	5,460.00	(5,460.00)	5,460.00
.00	.00	.00	06340	Late Fee Income	553.00	.00	553.00	.00
.00	.00	.00	06360	Misc. Owner Income	25.00	.00	25.00	.00
5.93	3.75	2.18	06911	Interest Income - MMR	20.18	45.00	(24.82)	45.00
.00	.00	.00	06912	Interest Income - CD	13.17	.00	13.17	.00
.00	.00	.00	06920	Misc. Income	100.00	.00	100.00	.00
<u>2,735.93</u>	<u>2,733.75</u>	<u>2.18</u>		Subtotal Income	<u>33,471.35</u>	<u>32,805.00</u>	<u>666.35</u>	<u>32,805.00</u>
EXPENSES								
General & Administrative								
625.00	625.00	.00	07010	Management Fees	7,500.00	7,500.00	.00	7,500.00
.00	.00	.00	07140	Audit Fees	850.00	750.00	(100.00)	750.00
.00	16.63	16.63	07160	Legal Fees	.00	200.00	200.00	200.00
113.70	22.88	(90.82)	07260	Postage & Mail	383.56	275.00	(108.56)	275.00
.00	.00	.00	07280	Insurance	.00	1,350.00	1,350.00	1,350.00
136.70	37.50	(99.20)	07320	Office Supplies	319.95	450.00	130.05	450.00
150.00	20.87	(129.13)	07500	Residential Activities	250.00	250.00	.00	250.00
.00	43.37	43.37	07505	Website	500.00	520.00	20.00	520.00
.00	10.38	10.38	07890	Misc. G & A	240.68	125.00	(115.68)	125.00
<u>1,025.40</u>	<u>776.63</u>	<u>(248.77)</u>		General & Administrativ	<u>10,044.19</u>	<u>11,420.00</u>	<u>1,375.81</u>	<u>11,420.00</u>
Building								
50.00	25.00	(25.00)	08320	Repairs	551.20	300.00	(251.20)	300.00
<u>50.00</u>	<u>25.00</u>	<u>(25.00)</u>		Building	<u>551.20</u>	<u>300.00</u>	<u>(251.20)</u>	<u>300.00</u>
Utilities								
243.76	160.38	(83.38)	08910	Electricity	4,108.71	1,925.00	(2,183.71)	1,925.00
<u>243.76</u>	<u>160.38</u>	<u>(83.38)</u>		Utilities	<u>4,108.71</u>	<u>1,925.00</u>	<u>(2,183.71)</u>	<u>1,925.00</u>
Maintenance								
.00	83.37	83.37	09010	Tree Maintenance	250.00	1,000.00	750.00	1,000.00
.00	6.25	6.25	09020	Grounds Maint. - Pine Needle	.00	75.00	75.00	75.00
.00	166.63	166.63	09025	Grounds (new & replacements)	2,125.00	2,000.00	(125.00)	2,000.00
.00	12.50	12.50	09190	Electrical Repairs	249.48	150.00	(99.48)	150.00

Brook Run Association
 Income/Expense Statement
 Period: 12/01/22 to 12/31/22

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
160.13	208.37	48.24	09200	Pond Maintenance	2,546.17	2,500.00	(46.17)	2,500.00
.00	6.25	6.25	09260	Sign Maintenance	686.19	75.00	(611.19)	75.00
<u>160.13</u>	<u>483.37</u>	<u>323.24</u>		Maintenance	<u>5,856.84</u>	<u>5,800.00</u>	<u>(56.84)</u>	<u>5,800.00</u>
Contract Services								
472.50	450.00	(22.50)	09610	Lawn Maint. & Landscaping	5,702.50	5,400.00	(302.50)	5,400.00
<u>472.50</u>	<u>450.00</u>	<u>(22.50)</u>		Contract Services	<u>5,702.50</u>	<u>5,400.00</u>	<u>(302.50)</u>	<u>5,400.00</u>
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
<u>.00</u>	<u>.00</u>	<u>.00</u>		Reserves	<u>8,479.00</u>	<u>.00</u>	<u>(8,479.00)</u>	<u>.00</u>
1,951.79	1,895.38	(56.41)		TOTAL EXPENSES	34,742.44	24,845.00	(9,897.44)	24,845.00
784.14	838.37	(54.23)		Current Year Net Income/(los	(1,271.09)	7,960.00	(9,231.09)	7,960.00
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