

### Brook Run Association

Balance Sheet  
As of 04/30/23

#### ASSETS

1011	Cash Checking Operating	\$	10,196.83	
1071	Cash Savings Reserves		16,404.90	
1210	Certificates of Deposit		5,273.97	
1310	Assessments Receivable		478.13	
1340	Late Fees Receivable		107.00	
	<b>TOTAL ASSETS</b>			<b>\$ 32,460.83</b>

#### LIABILITIES & EQUITY

##### CURRENT LIABILITIES:

3310	Prepaid Owner Assessments	\$	8,773.25	
3320	Prepaid Dues-Replacemnet Fund		20,442.38	
	<b>Subtotal Current Liab.</b>			<b>\$ 29,215.63</b>

##### RESERVES:

	<b>Subtotal Reserves</b>			<b>\$ .00</b>
--	--------------------------	--	--	---------------

##### EQUITY:

5410	Operating Fund Balance	\$	723.88	
5510	Prior Year Net Inc./Loss		(243.89)	
	Current Year Net Income/(Loss)		2,765.21	
	<b>Subtotal Equity</b>			<b>\$ 3,245.20</b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>			<b>\$ 32,460.83</b>

**Brook Run Association**  
Income/Expense Statement  
Period: 04/01/23 to 04/30/23

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
<b>INCOME:</b>								
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
25.00	.00	25.00	06340	Late Fee Income	190.00	.00	190.00	.00
12.49	3.75	8.74	06911	Interest Income - MMR	37.00	15.00	22.00	45.00
<u>2,767.49</u>	<u>2,733.75</u>	<u>33.74</u>		Subtotal Income	<u>11,147.00</u>	<u>10,935.00</u>	<u>212.00</u>	<u>32,805.00</u>
<b>EXPENSES</b>								
<b>General &amp; Administrative</b>								
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
.00	22.92	22.92	07260	Postage & Mail	34.23	91.68	57.45	275.00
.00	.00	.00	07280	Insurance	.00	.00	.00	1,350.00
.00	37.50	37.50	07320	Office Supplies	14.05	150.00	135.95	450.00
.00	20.83	20.83	07500	Residential Activities	.00	83.32	83.32	250.00
.00	43.33	43.33	07505	Website	.00	173.32	173.32	520.00
.00	10.42	10.42	07890	Misc. G & A	60.00	41.68	(18.32)	125.00
<u>625.00</u>	<u>776.67</u>	<u>151.67</u>		General & Administrativ	<u>2,608.28</u>	<u>3,856.68</u>	<u>1,248.40</u>	<u>11,420.00</u>
<b>Building</b>								
.00	25.00	25.00	08320	Repairs	197.00	100.00	(97.00)	300.00
<u>.00</u>	<u>25.00</u>	<u>25.00</u>		Building	<u>197.00</u>	<u>100.00</u>	<u>(97.00)</u>	<u>300.00</u>
<b>Utilities</b>								
395.80	160.42	(235.38)	08910	Electricity	962.38	641.68	(320.70)	1,925.00
<u>395.80</u>	<u>160.42</u>	<u>(235.38)</u>		Utilities	<u>962.38</u>	<u>641.68</u>	<u>(320.70)</u>	<u>1,925.00</u>
<b>Maintenance</b>								
.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
700.00	166.67	(533.33)	09025	Grounds (new & replacements)	700.00	666.68	(33.32)	2,000.00
.00	12.50	12.50	09190	Electrical Repairs	.00	50.00	50.00	150.00
264.00	208.33	(55.67)	09200	Pond Maintenance	424.13	833.32	409.19	2,500.00
.00	6.25	6.25	09260	Sign Maintenance	.00	25.00	25.00	75.00

### Brook Run Association

Income/Expense Statement  
 Period: 04/01/23 to 04/30/23

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
964.00	483.33	(480.67)		Maintenance	1,124.13	1,933.32	809.19	5,800.00
<b>Contract Services</b>								
472.50	450.00	(22.50)	09610	Lawn Maint. & Landscaping	1,890.00	1,800.00	(90.00)	5,400.00
1,000.00	.00	(1,000.00)	09720	Goose Control	1,000.00	.00	(1,000.00)	.00
<u>1,472.50</u>	<u>450.00</u>	<u>(1,022.50)</u>		<b>Contract Services</b>	<u>2,890.00</u>	<u>1,800.00</u>	<u>(1,090.00)</u>	<u>5,400.00</u>
<b>Reserves</b>								
.00	.00	.00	09986	Reserves - Pond	600.00	.00	(600.00)	.00
<u>.00</u>	<u>.00</u>	<u>.00</u>		<b>Reserves</b>	<u>600.00</u>	<u>.00</u>	<u>(600.00)</u>	<u>.00</u>
3,457.30	1,895.42	(1,561.88)		<b>TOTAL EXPENSES</b>	8,381.79	8,331.68	(50.11)	24,845.00
(689.81)	838.33	(1,528.14)		<b>Current Year Net Income/(los)</b>	2,765.21	2,603.32	161.89	7,960.00
=====	=====	=====			=====	=====	=====	=====