

### Brook Run Association

Balance Sheet  
As of 06/30/23

#### ASSETS

1011	Cash Checking Operating	\$	4,904.23	
1071	Cash Savings Reserves		17,335.73	
1210	Certificates of Deposit		5,273.97	
1310	Assessments Receivable		611.50	
1340	Late Fees Receivable		145.00	
	<b>TOTAL ASSETS</b>			<b>\$ 28,270.43</b>

#### LIABILITIES & EQUITY

##### CURRENT LIABILITIES:

3310	Prepaid Owner Assessments	\$	7,625.62	
3320	Prepaid Dues-Replacemnet Fund		20,442.38	
	<b>Subtotal Current Liab.</b>			<b>\$ 28,068.00</b>

##### RESERVES:

	<b>Subtotal Reserves</b>			<b>\$ .00</b>
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##### EQUITY:

5410	Operating Fund Balance	\$	723.88	
5510	Prior Year Net Inc./Loss		(243.89)	
	Current Year Net Income/(Loss)		(277.56)	
	<b>Subtotal Equity</b>			<b>\$ 202.43</b>

	<b>TOTAL LIABILITIES &amp; EQUITY</b>			<b>\$ 28,270.43</b>
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**Brook Run Association**  
 Income/Expense Statement  
 Period: 06/01/23 to 06/30/23

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	16,380.00	13,650.00	2,730.00	27,300.00
.00	455.00	(455.00)	06311	Cap Contrib Reserve Income	.00	2,730.00	(2,730.00)	5,460.00
35.00	.00	35.00	06340	Late Fee Income	255.00	.00	255.00	.00
17.45	3.75	13.70	06911	Interest Income - MMR	67.83	22.50	45.33	45.00
<u>2,782.45</u>	<u>2,733.75</u>	<u>48.70</u>		Subtotal Income	<u>16,702.83</u>	<u>16,402.50</u>	<u>300.33</u>	<u>32,805.00</u>
<b>EXPENSES</b>								
<b>General &amp; Administrative</b>								
625.00	625.00	.00	07010	Management Fees	3,750.00	3,750.00	.00	7,500.00
850.00	.00	(850.00)	07140	Audit Fees	850.00	750.00	(100.00)	750.00
.00	16.67	16.67	07160	Legal Fees	.00	100.02	100.02	200.00
.00	22.92	22.92	07260	Postage & Mail	124.13	137.52	13.39	275.00
1,138.00	1,350.00	212.00	07280	Insurance	1,138.00	1,350.00	212.00	1,350.00
.00	37.50	37.50	07320	Office Supplies	252.05	225.00	(27.05)	450.00
22.66	20.83	(1.83)	07500	Residential Activities	22.66	124.98	102.32	250.00
480.00	43.33	(436.67)	07505	Website	480.00	259.98	(220.02)	520.00
.00	10.42	10.42	07890	Misc. G & A	60.00	62.52	2.52	125.00
<u>3,115.66</u>	<u>2,126.67</u>	<u>(988.99)</u>		General & Administrativ	<u>6,676.84</u>	<u>6,760.02</u>	<u>83.18</u>	<u>11,420.00</u>
<b>Building</b>								
.00	25.00	25.00	08320	Repairs	197.00	150.00	(47.00)	300.00
<u>.00</u>	<u>25.00</u>	<u>25.00</u>		Building	<u>197.00</u>	<u>150.00</u>	<u>(47.00)</u>	<u>300.00</u>
<b>Utilities</b>								
408.72	160.42	(248.30)	08910	Electricity	1,779.42	962.52	(816.90)	1,925.00
<u>408.72</u>	<u>160.42</u>	<u>(248.30)</u>		Utilities	<u>1,779.42</u>	<u>962.52</u>	<u>(816.90)</u>	<u>1,925.00</u>
<b>Maintenance</b>								
.00	83.33	83.33	09010	Tree Maintenance	.00	499.98	499.98	1,000.00
.00	6.25	6.25	09020	Grounds Maint. - Pine Needle	.00	37.50	37.50	75.00
.00	166.67	166.67	09025	Grounds (new & replacements)	1,140.00	1,000.02	(139.98)	2,000.00
.00	12.50	12.50	09190	Electrical Repairs	.00	75.00	75.00	150.00
264.00	208.33	(55.67)	09200	Pond Maintenance	952.13	1,249.98	297.85	2,500.00
.00	6.25	6.25	09260	Sign Maintenance	.00	37.50	37.50	75.00

**Brook Run Association**

Income/Expense Statement

Period: 06/01/23 to 06/30/23

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
264.00	483.33	219.33		Maintenance	2,092.13	2,899.98	807.85	5,800.00
<b>Contract Services</b>								
472.50	450.00	(22.50)	09610	Lawn Maint. & Landscaping	2,835.00	2,700.00	(135.00)	5,400.00
1,000.00	.00	(1,000.00)	09720	Goose Control	2,000.00	.00	(2,000.00)	.00
.00	.00	.00	09750	Extermination - Pest Control	800.00	.00	(800.00)	.00
<u>1,472.50</u>	<u>450.00</u>	<u>(1,022.50)</u>		<b>Contract Services</b>	<u>5,635.00</u>	<u>2,700.00</u>	<u>(2,935.00)</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>
5,260.88	3,245.42	(2,015.46)		<b>TOTAL EXPENSES</b>	16,980.39	13,472.52	(3,507.87)	24,845.00
(2,478.43)	(511.67)	(1,966.76)		<b>Current Year Net Income/(los)</b>	(277.56)	2,929.98	(3,207.54)	7,960.00
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