

Brook Run Association

Balance Sheet
As of 09/30/23

ASSETS

1011	Cash Checking Operating	\$	1,693.86	
1071	Cash Savings Reserves		10,741.25	
1210	Certificates of Deposit		13,273.97	
1310	Assessments Receivable		866.13	
1340	Late Fees Receivable		201.00	
	TOTAL ASSETS			\$ 26,776.21

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3310	Prepaid Owner Assessments	\$	5,314.25	
3320	Prepaid Dues-Replacemnet Fund		20,442.38	
	Subtotal Current Liab.			\$ 25,756.63

RESERVES:

	Subtotal Reserves			\$.00
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EQUITY:

5410	Operating Fund Balance	\$	723.88	
5510	Prior Year Net Inc./Loss		(243.89)	
	Current Year Net Income/(Loss)		539.59	
	Subtotal Equity			\$ 1,019.58
	TOTAL LIABILITIES & EQUITY			\$ 26,776.21

Brook Run Association

Income/Expense Statement
 Period: 09/01/23 to 09/30/23

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
40.00	.00	40.00	06340	Late Fee Income	370.00	.00	370.00	.00
17.00	3.75	13.25	06911	Interest Income - MMR	123.35	33.75	89.60	45.00
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2,787.00	2,733.75	53.25		Subtotal Income	25,063.35	24,603.75	459.60	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
14.70	22.92	8.22	07260	Postage & Mail	167.63	206.28	38.65	275.00
.00	.00	.00	07280	Insurance	1,138.00	1,350.00	212.00	1,350.00
7.80	37.50	29.70	07320	Office Supplies	267.10	337.50	70.40	450.00
.00	20.83	20.83	07500	Residential Activities	155.28	187.47	32.19	250.00
.00	43.33	43.33	07505	Website	480.00	389.97	(90.03)	520.00
49.56	10.42	(39.14)	07890	Misc. G & A	109.56	93.78	(15.78)	125.00
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697.06	776.67	79.61		General & Administrativ	8,792.57	9,090.03	297.46	11,420.00
Building								
.00	25.00	25.00	08320	Repairs	197.00	225.00	28.00	300.00
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.00	25.00	25.00		Building	197.00	225.00	28.00	300.00
Utilities								
489.61	160.42	(329.19)	08910	Electricity	3,369.56	1,443.78	(1,925.78)	1,925.00
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489.61	160.42	(329.19)		Utilities	3,369.56	1,443.78	(1,925.78)	1,925.00
Maintenance								
.00	83.33	83.33	09010	Tree Maintenance	.00	749.97	749.97	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 & replacement	1,140.00	1,500.03	360.03	2,000.00

Brook Run Association

Income/Expense Statement
 Period: 09/01/23 to 09/30/23

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
.00	12.50	12.50	09190	Electrical Repairs	.00	112.50	112.50	150.00
264.00	208.33	(55.67)	09200	Pond Maintenance	1,744.13	1,874.97	130.84	2,500.00
.00	6.25	6.25	09260	Sign Maintenance	.00	56.25	56.25	75.00
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264.00	483.33	219.33		Maintenance	2,884.13	4,349.97	1,465.84	5,800.00
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Contract Services								
472.50	450.00	(22.50)	09610	Lawn Maint. & Landscaping	4,252.50	4,050.00	(202.50)	5,400.00
800.00	.00	(800.00)	09720	Goose Control	3,628.00	.00	(3,628.00)	.00
.00	.00	.00	09750	Extermination - Pest Control	800.00	.00	(800.00)	.00
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1,272.50	450.00	(822.50)		Contract Services	8,680.50	4,050.00	(4,630.50)	5,400.00
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Reserves								
.00	.00	.00	09986	Reserves - Pond	600.00	.00	(600.00)	.00
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.00	.00	.00		Reserves	600.00	.00	(600.00)	.00
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2,723.17	1,895.42	(827.75)		TOTAL EXPENSES	24,523.76	19,158.78	(5,364.98)	24,845.00
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63.83	838.33	(774.50)		Current Year Net Income/(los	539.59	5,444.97	(4,905.38)	7,960.00
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