

Brook Run Association

Balance Sheet
As of 10/31/24

ASSETS

1011	Cash Checking Operating	\$	1,553.16	
1071	Cash Savings Reserves		8,429.69	
1210	Certificates of Deposit		13,273.97	
1310	Assessments Receivable		1,342.98	
1340	Late Fees Receivable		270.00	
	TOTAL ASSETS			\$ 24,869.80

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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3310	Prepaid Owner Assessments	\$	4,558.53	
3320	Prepaid Dues-Replacemnet Fund		19,405.91	
	Subtotal Current Liab.			\$ 23,964.44

RESERVES:

	Subtotal Reserves			\$.00
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EQUITY:

5410	Operating Fund Balance	\$	(1,428.74)	
	Current Year Net Income/(Loss)		2,334.10	
	Subtotal Equity			\$ 905.36
	TOTAL LIABILITIES & EQUITY			\$ 24,869.80

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Brook Run Association

Income/Expense Statement
Period: 10/01/24 to 10/31/24

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
INCOME:								
3,120.00	2,600.00	520.00	06310	Assessment Income	31,200.00	26,000.00	5,200.00	31,200.00
.00	520.00	(520.00)	06311	Cap Contrib Reserve Income	.00	5,200.00	(5,200.00)	6,240.00
30.00	.00	30.00	06340	Late Fee Income	497.00	.00	497.00	.00
14.31	3.75	10.56	06911	Interest Income - MMR	137.75	37.50	100.25	45.00
<u>3,164.31</u>	<u>3,123.75</u>	<u>40.56</u>		Subtotal Income	<u>31,834.75</u>	<u>31,237.50</u>	<u>597.25</u>	<u>37,485.00</u>
EXPENSES								
General & Administrative								
625.00	625.00	.00	07010	Management Fees	6,250.00	6,250.00	.00	7,500.00
.00	.00	.00	07140	Audit Fees	850.00	850.00	.00	850.00
.00	16.67	16.67	07160	Legal Fees	.00	166.70	166.70	200.00
.00	27.08	27.08	07260	Postage & Mail	312.15	270.80	(41.35)	325.00
.00	.00	.00	07280	Insurance	1,138.00	1,200.00	62.00	1,200.00
.00	41.67	41.67	07320	Office Supplies	339.20	416.70	77.50	500.00
50.00	16.67	(33.33)	07500	Residential Activities	148.97	166.70	17.73	200.00
.00	41.67	41.67	07505	Website	480.00	416.70	(63.30)	500.00
.00	10.42	10.42	07890	Misc. G & A	162.18	104.20	(57.98)	125.00
<u>675.00</u>	<u>779.18</u>	<u>104.18</u>		General & Administrativ	<u>9,680.50</u>	<u>9,841.80</u>	<u>161.30</u>	<u>11,400.00</u>
Building								
.00	20.83	20.83	08320	Repairs	54.20	208.30	154.10	250.00
<u>.00</u>	<u>20.83</u>	<u>20.83</u>		Building	<u>54.20</u>	<u>208.30</u>	<u>154.10</u>	<u>250.00</u>
Utilities								
490.28	333.33	(156.95)	08910	Electricity	3,815.47	3,333.30	(482.17)	4,000.00
<u>490.28</u>	<u>333.33</u>	<u>(156.95)</u>		Utilities	<u>3,815.47</u>	<u>3,333.30</u>	<u>(482.17)</u>	<u>4,000.00</u>
Maintenance								
.00	20.83	20.83	09010	Tree Maintenance	300.00	208.30	(91.70)	250.00
400.00	.00	(400.00)	09025	Grounds (new & replacements)	2,449.48	.00	(2,449.48)	.00
.00	12.50	12.50	09190	Electrical Repairs	.00	125.00	125.00	150.00
264.00	212.50	(51.50)	09200	Pond Maintenance	2,376.00	2,125.00	(251.00)	2,550.00
.00	8.33	8.33	09260	Sign Maintenance	.00	83.30	83.30	100.00
<u>664.00</u>	<u>254.16</u>	<u>(409.84)</u>		Maintenance	<u>5,125.48</u>	<u>2,541.60</u>	<u>(2,583.88)</u>	<u>3,050.00</u>

Brook Run Association

Income/Expense Statement
 Period: 10/01/24 to 10/31/24

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
Contract Services								
472.50	490.00	17.50	09610	Lawn Maint. & Landscaping	4,725.00	4,900.00	175.00	5,880.00
610.00	416.67	(193.33)	09720	Goose Control	5,490.00	4,166.70	(1,323.30)	5,000.00
.00	.00	.00	09750	Extermination - Pest Control	610.00	.00	(610.00)	.00
<u>1,082.50</u>	<u>906.67</u>	<u>(175.83)</u>		Contract Services	<u>10,825.00</u>	<u>9,066.70</u>	<u>(1,758.30)</u>	<u>10,880.00</u>
Reserves								
<u>.00</u>	<u>.00</u>	<u>.00</u>		Reserves	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
2,911.78	2,294.17	(617.61)		TOTAL EXPENSES	29,500.65	24,991.70	(4,508.95)	29,580.00
252.53	829.58	(577.05)		Current Year Net Income/(los	2,334.10	6,245.80	(3,911.70)	7,905.00
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