

Brook Run Association

Balance Sheet
As of 12/31/24

ASSETS

1011	Cash Checking Operating	\$	2,231.45	
1071	Cash Savings Reserves		6,460.96	
1210	Certificates of Deposit		13,273.97	
1310	Assessments Receivable		1,851.26	
1340	Late Fees Receivable		395.00	
TOTAL ASSETS				\$ 24,212.64

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	\$	300.00	
3310	Prepaid Owner Assessments		3,173.12	
3320	Prepaid Dues-Replacemnet Fund		19,405.91	
Subtotal Current Liab.				\$ 22,879.03

RESERVES:

Subtotal Reserves		\$	.00
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EQUITY:

5410	Operating Fund Balance	\$	(1,428.74)	
	Current Year Net Income/(Loss)		2,762.35	
Subtotal Equity				\$ 1,333.61
TOTAL LIABILITIES & EQUITY				\$ 24,212.64

Brook Run Association

Income/Expense Statement
Period: 12/01/24 to 12/31/24

Current Period			Year-To-Date					
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Yearly Budget
INCOME:								
3,120.00	2,600.00	520.00	06310	Assessment Income	37,440.00	31,200.00	6,240.00	31,200.00
.00	520.00	(520.00)	06311	Cap Contrib Reserve Income	.00	6,240.00	(6,240.00)	6,240.00
80.00	.00	80.00	06340	Late Fee Income	641.28	.00	641.28	.00
.00	3.75	(3.75)	06911	Interest Income - MMR	149.02	45.00	104.02	45.00
<u>3,200.00</u>	<u>3,123.75</u>	<u>76.25</u>		Subtotal Income	<u>38,230.30</u>	<u>37,485.00</u>	<u>745.30</u>	<u>37,485.00</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	850.00	.00	850.00
.00	16.63	16.63	07160	Legal Fees	.00	200.00	200.00	200.00
300.00	27.12	(272.88)	07260	Postage & Mail	720.55	325.00	(395.55)	325.00
.00	.00	.00	07280	Insurance	1,138.00	1,200.00	62.00	1,200.00
.00	41.63	41.63	07320	Office Supplies	463.25	500.00	36.75	500.00
160.00	16.63	(143.37)	07500	Residential Activities	308.97	200.00	(108.97)	200.00
.00	41.63	41.63	07505	Website	480.00	500.00	20.00	500.00
.00	10.38	10.38	07890	Misc. G & A	162.18	125.00	(37.18)	125.00
<u>1,085.00</u>	<u>779.02</u>	<u>(305.98)</u>		General & Administrativ	<u>11,622.95</u>	<u>11,400.00</u>	<u>(222.95)</u>	<u>11,400.00</u>
Building								
75.00	20.87	(54.13)	08320	Repairs	129.20	250.00	120.80	250.00
<u>75.00</u>	<u>20.87</u>	<u>(54.13)</u>		Building	<u>129.20</u>	<u>250.00</u>	<u>120.80</u>	<u>250.00</u>
Utilities								
92.09	333.37	241.28	08910	Electricity	4,453.92	4,000.00	(453.92)	4,000.00
<u>92.09</u>	<u>333.37</u>	<u>241.28</u>		Utilities	<u>4,453.92</u>	<u>4,000.00</u>	<u>(453.92)</u>	<u>4,000.00</u>
Maintenance								
.00	20.87	20.87	09010	Tree Maintenance	300.00	250.00	(50.00)	250.00
.00	.00	.00	09025	Grounds (new & replacements)	2,932.48	.00	(2,932.48)	.00
.00	12.50	12.50	09190	Electrical Repairs	.00	150.00	150.00	150.00
264.00	212.50	(51.50)	09200	Pond Maintenance	2,904.00	2,550.00	(354.00)	2,550.00
.00	8.37	8.37	09260	Sign Maintenance	135.40	100.00	(35.40)	100.00
<u>264.00</u>	<u>254.24</u>	<u>(9.76)</u>		Maintenance	<u>6,271.88</u>	<u>3,050.00</u>	<u>(3,221.88)</u>	<u>3,050.00</u>

Brook Run Association

Income/Expense Statement

Period: 12/01/24 to 12/31/24

Current Period			Year-To-Date					
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Yearly Budget
Contract Services								
472.50	490.00	17.50	09610	Lawn Maint. & Landscaping	5,670.00	5,880.00	210.00	5,880.00
610.00	416.63	(193.37)	09720	Goose Control	6,710.00	5,000.00	(1,710.00)	5,000.00
.00	.00	.00	09750	Extermination - Pest Control	610.00	.00	(610.00)	.00
<u>1,082.50</u>	<u>906.63</u>	<u>(175.87)</u>		Contract Services	<u>12,990.00</u>	<u>10,880.00</u>	<u>(2,110.00)</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>
2,598.59	2,294.13	(304.46)		TOTAL EXPENSES	35,467.95	29,580.00	(5,887.95)	29,580.00
601.41	829.62	(228.21)		Current Year Net Income/(los	2,762.35	7,905.00	(5,142.65)	7,905.00
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