

Brodie Springs Homeowners Association, Inc.

Balance Sheet

Period 02/29/2024

Assets

Operating Cash

1110	Oper Cash CIT	1,156.22
1110-01	Operating Cash - Alliance Bank	46,710.42

Total Operating Cash 47,866.64

Reserve Cash

1130	Reserve Cash CIT	3,783.91
1130-01	Capital Reserve Cash - Alliance Bank	62,231.41

Total Reserve Cash 66,015.32

Total Assets 113,881.96

Liabilities & Equity

Prepaid Assessments

2810	Prepaid Assessments	18,381.25
------	---------------------	-----------

Total Prepaid Assessments 18,381.25

Capital

3910	Operating Fund	(4,165.47)
3911	Reserve Fund	64,016.74
	Current Year Net Income (Loss)	35,649.44

Total Capital 95,500.71

Total Liabilities & Equity 113,881.96

Brodie Springs Homeowners Association, Inc. Income & Expense Statement

Period 2/1/2024 To 2/29/2024 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Assessment Income</u>							
4121 Maint Fee/Resident	3,232.12	0.00	3,232.12	44,533.72	47,082.00	(2,548.28)	94,164.00
TOTAL Assessment Income	3,232.12	0.00	3,232.12	44,533.72	47,082.00	(2,548.28)	94,164.00
<u>Fee Income</u>							
4161 Late Fee	300.00	0.00	300.00	400.00	0.00	400.00	0.00
4170 Delinquent Letter	80.40	0.00	80.40	86.40	0.00	86.40	0.00
4205 Interest on Maintenance Fees	37.20	0.00	37.20	55.79	0.00	55.79	0.00
4327 Transfer Fee - Assoc.	150.00	0.00	150.00	150.00	0.00	150.00	0.00
TOTAL Fee Income	567.60	0.00	567.60	692.19	0.00	692.19	0.00
<u>Other Income</u>							
4350 Bank Interest	1.11	0.00	1.11	2.15	0.00	2.15	0.00
TOTAL Other Income	1.11	0.00	1.11	2.15	0.00	2.15	0.00
TOTAL Income	3,800.83	0.00	3,800.83	45,228.06	47,082.00	(1,853.94)	94,164.00
Expense							
<u>Administrative Expenses</u>							
6870 Web Site Hosting	0.00	0.00	0.00	0.00	470.00	470.00	470.00
TOTAL Administrative Expenses	0.00	0.00	0.00	0.00	470.00	470.00	470.00
<u>Amenity Maintenance</u>							
5575 Park Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	750.00
5581 Park Improvement	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
5587 Cave Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	500.00
TOTAL Amenity Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	3,250.00
<u>General Maintenance</u>							
5610 General Maint. & Repairs	0.00	200.00	200.00	0.00	400.00	400.00	2,400.00
TOTAL General Maintenance	0.00	200.00	200.00	0.00	400.00	400.00	2,400.00
<u>Insurance & Taxes</u>							
6810 Insurance	0.00	0.00	0.00	(1,307.95)	0.00	1,307.95	3,740.00
6855 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	250.00
TOTAL Insurance & Taxes	0.00	0.00	0.00	(1,307.95)	0.00	1,307.95	3,990.00
<u>Irrigation Maintenance</u>							
5215 Irrigation Repairs	0.00	0.00	0.00	278.79	0.00	(278.79)	4,500.00
TOTAL Irrigation Maintenance	0.00	0.00	0.00	278.79	0.00	(278.79)	4,500.00
<u>Landscape Maintenance</u>							
5310 Landscape Contract	4,661.94	2,500.00	(2,161.94)	4,661.94	5,000.00	338.06	30,500.00
5335 Landscape Extras & Improvement	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
TOTAL Landscape Maintenance	4,661.94	2,500.00	(2,161.94)	4,661.94	5,000.00	338.06	35,500.00
<u>Other Expenses</u>							
7130 Office Supplies	768.94	300.00	(468.94)	768.94	600.00	(168.94)	3,600.00
7215 Meeting Expenses	0.00	0.00	0.00	0.00	0.00	0.00	340.00
7270 Community Events	175.07	0.00	(175.07)	175.07	0.00	(175.07)	3,000.00
7275 YOM and Christmas Decorations	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
7315 Licenses/Fees/Permits	0.00	0.00	0.00	0.00	0.00	0.00	775.00
7360 Bank Charges	0.00	0.00	0.00	10.00	0.00	(10.00)	0.00

Brodie Springs Homeowners Association, Inc.

Income & Expense Statement

Period 2/1/2024 To 2/29/2024 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Other Expenses	944.01	300.00	(644.01)	954.01	600.00	(354.01)	9,715.00
<u>Professional Services</u>							
6130 Tax Preparation	0.00	450.00	450.00	0.00	450.00	450.00	450.00
6160 Legal	1,562.00	0.00	(1,562.00)	1,562.00	700.00	(862.00)	4,200.00
6210 Administrative Services	1,500.00	750.00	(750.00)	1,500.00	1,500.00	0.00	9,000.00
TOTAL Professional Services	3,062.00	1,200.00	(1,862.00)	3,062.00	2,650.00	(412.00)	13,650.00
<u>Reserve/Contingency Transfers</u>							
9820 Capital Reserve Allocation	1,972.00	986.00	(986.00)	1,972.00	1,972.00	0.00	11,829.00
TOTAL Reserve/Contingency Transfers	1,972.00	986.00	(986.00)	1,972.00	1,972.00	0.00	11,829.00
<u>Utility Expenses</u>							
6513 Power-	(38.98)	183.00	221.98	166.39	366.00	199.61	2,200.00
6550 Water / Sewer	0.00	455.00	455.00	1,620.42	910.00	(710.42)	5,460.00
6561 Common Drive Utilities	81.89	100.00	18.11	169.60	200.00	30.40	1,200.00
TOTAL Utility Expenses	42.91	738.00	695.09	1,956.41	1,476.00	(480.41)	8,860.00
TOTAL Expense	10,682.86	5,924.00	(4,758.86)	11,577.20	12,568.00	990.80	94,164.00
Excess Revenue / Expense	(6,882.03)	(5,924.00)	(958.03)	33,650.86	34,514.00	(863.14)	0.00

Brodie Springs Homeowners Association, Inc.

Income & Expense Statement

Period 2/1/2024 To 2/29/2024 11:59:00 PM

	Current Month Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Other							
9805 Capital Reserve Contribution	1,972.00	0.00	1,972.00	1,972.00	0.00	1,972.00	0.00
TOTAL Other	1,972.00	0.00	1,972.00	1,972.00	0.00	1,972.00	0.00
Other Income							
4350 Bank Interest	12.86	0.00	12.86	26.58	0.00	26.58	0.00
TOTAL Other Income	12.86	0.00	12.86	26.58	0.00	26.58	0.00
TOTAL Income	1,984.86	0.00	1,984.86	1,998.58	0.00	1,998.58	0.00
Excess Revenue / Expense	1,984.86	0.00	1,984.86	1,998.58	0.00	1,998.58	0.00