

Brodie Springs Homeowners Association, Inc.

Balance Sheet

Period 01/31/2024

Assets

Operating Cash

1110	Oper Cash CIT	1,281.47
1110-01	Operating Cash - Alliance Bank	53,004.63

Total Operating Cash 54,286.10

Reserve Cash

1130	Reserve Cash CIT	3,783.01
1130-01	Capital Reserve Cash - Alliance Bank	60,247.45

Total Reserve Cash 64,030.46

Total Assets 118,316.56

Liabilities & Equity

Prepaid Assessments

2810	Prepaid Assessments	17,836.29
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Total Prepaid Assessments 17,836.29

Capital

3910	Operating Fund	(4,165.47)
3911	Reserve Fund	64,016.74
	Current Year Net Income (Loss)	40,629.00

Total Capital 100,480.27

Total Liabilities & Equity 118,316.56

Brodie Springs Homeowners Association, Inc. Income & Expense Statement

Period 1/1/2024 To 1/31/2024 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	41,301.60	47,082.00	(5,780.40)	41,301.60	47,082.00	(5,780.40)	94,164.00
TOTAL Assessment Income	41,301.60	47,082.00	(5,780.40)	41,301.60	47,082.00	(5,780.40)	94,164.00
<u>Fee Income</u>							
4161 Late Fee	100.00	0.00	100.00	100.00	0.00	100.00	0.00
4170 Delinquent Letter	6.00	0.00	6.00	6.00	0.00	6.00	0.00
4205 Interest on Maintenance Fees	18.59	0.00	18.59	18.59	0.00	18.59	0.00
TOTAL Fee Income	124.59	0.00	124.59	124.59	0.00	124.59	0.00
<u>Other Income</u>							
4350 Bank Interest	1.04	0.00	1.04	1.04	0.00	1.04	0.00
TOTAL Other Income	1.04	0.00	1.04	1.04	0.00	1.04	0.00
TOTAL Income	41,427.23	47,082.00	(5,654.77)	41,427.23	47,082.00	(5,654.77)	94,164.00
Expense							
<u>Administrative Expenses</u>							
6870 Web Site Hosting	0.00	470.00	470.00	0.00	470.00	470.00	470.00
TOTAL Administrative Expenses	0.00	470.00	470.00	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	200.00	200.00	2,400.00
TOTAL General Maintenance	0.00	200.00	200.00	0.00	200.00	200.00	2,400.00
<u>Insurance & Taxes</u>							
6810 Insurance	(1,307.95)	0.00	1,307.95	(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	(1,307.95)	0.00	1,307.95	(1,307.95)	0.00	1,307.95	3,990.00
<u>Irrigation Maintenance</u>							
5215 Irrigation Repairs	278.79	0.00	(278.79)	278.79	0.00	(278.79)	4,500.00
TOTAL Irrigation Maintenance	278.79	0.00	(278.79)	278.79	0.00	(278.79)	4,500.00
<u>Landscape Maintenance</u>							
5310 Landscape Contract	0.00	2,500.00	2,500.00	0.00	2,500.00	2,500.00	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	0.00	2,500.00	2,500.00	0.00	2,500.00	2,500.00	35,500.00
<u>Other Expenses</u>							
7130 Office Supplies	0.00	300.00	300.00	0.00	300.00	300.00	3,600.00
7215 Meeting Expenses	0.00	0.00	0.00	0.00	0.00	0.00	340.00
7270 Community Events	0.00	0.00	0.00	0.00	0.00	0.00	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	10.00	0.00	(10.00)	10.00	0.00	(10.00)	0.00

Brodie Springs Homeowners Association, Inc. Income & Expense Statement

Period 1/1/2024 To 1/31/2024 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Other Expenses	10.00	300.00	290.00	10.00	300.00	290.00	9,715.00
<u>Professional Services</u>							
6130 Tax Preparation	0.00	0.00	0.00	0.00	0.00	0.00	450.00
6160 Legal	0.00	700.00	700.00	0.00	700.00	700.00	4,200.00
6210 Administrative Services	0.00	750.00	750.00	0.00	750.00	750.00	9,000.00
TOTAL Professional Services	0.00	1,450.00	1,450.00	0.00	1,450.00	1,450.00	13,650.00
<u>Reserve/Contingency Transfers</u>							
9820 Capital Reserve Allocation	0.00	986.00	986.00	0.00	986.00	986.00	11,829.00
TOTAL Reserve/Contingency Transfers	0.00	986.00	986.00	0.00	986.00	986.00	11,829.00
<u>Utility Expenses</u>							
6513 Power-	122.98	183.00	60.02	122.98	183.00	60.02	2,200.00
6550 Water / Sewer	1,620.42	455.00	(1,165.42)	1,620.42	455.00	(1,165.42)	5,460.00
6561 Common Drive Utilities	87.71	100.00	12.29	87.71	100.00	12.29	1,200.00
TOTAL Utility Expenses	1,831.11	738.00	(1,093.11)	1,831.11	738.00	(1,093.11)	8,860.00
TOTAL Expense	811.95	6,644.00	5,832.05	811.95	6,644.00	5,832.05	94,164.00
Excess Revenue / Expense	40,615.28	40,438.00	177.28	40,615.28	40,438.00	177.28	0.00

Brodie Springs Homeowners Association, Inc.

Income & Expense Statement

Period 1/1/2024 To 1/31/2024 11:59:00 PM

	Current Month Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Other Income</u>							
4350 Bank Interest	13.72	0.00	13.72	13.72	0.00	13.72	0.00
TOTAL Other Income	13.72	0.00	13.72	13.72	0.00	13.72	0.00
TOTAL Income	13.72	0.00	13.72	13.72	0.00	13.72	0.00
Excess Revenue / Expense	13.72	0.00	13.72	13.72	0.00	13.72	0.00