

Brodie Springs Homeowners Association, Inc.

Balance Sheet

Period 06/30/2023

Assets

Operating Cash

1110 Oper Cash CIT 49,152.82

Total Operating Cash 49,152.82

Reserve Cash

1130 Reserve Cash CIT 56,395.64

Total Reserve Cash 56,395.64

Total Assets 105,548.46

Liabilities & Equity

Prepaid Assessments

2810 Prepaid Assessments 14,674.20

Total Prepaid Assessments 14,674.20

Capital

3910 Operating Fund 29,045.01

3911 Reserve Fund 92,727.52

Current Year Net Income (Loss) (30,898.27)

Total Capital 90,874.26

Total Liabilities & Equity 105,548.46

Brodie Springs Homeowners Association, Inc.

Income & Expense Statement

Period 6/1/2023 To 6/30/2023 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	176.00	0.00	176.00	48,681.03	47,082.00	1,599.03	94,164.00
TOTAL Assessment Income	176.00	0.00	176.00	48,681.03	47,082.00	1,599.03	94,164.00
<u>Fee Income</u>							
4161 Late Fee	238.22	0.00	238.22	2,947.69	0.00	2,947.69	0.00
4170 Delinquent Letter	4.00	0.00	4.00	118.00	0.00	118.00	0.00
4205 Interest on Maintenance Fees	17.16	0.00	17.16	414.97	0.00	414.97	0.00
4327 Transfer Fee - Assoc.	300.00	0.00	300.00	450.00	0.00	450.00	0.00
4335 Deed Restriction Charge	0.00	0.00	0.00	50.00	0.00	50.00	0.00
TOTAL Fee Income	559.38	0.00	559.38	3,980.66	0.00	3,980.66	0.00
<u>Other Income</u>							
4350 Bank Interest	1.83	0.00	1.83	13.91	0.00	13.91	0.00
4685 Common Drive Utilities	0.00	0.00	0.00	125.84	0.00	125.84	0.00
4710 Miscellaneous	1,827.15	0.00	1,827.15	1,827.15	0.00	1,827.15	0.00
TOTAL Other Income	1,828.98	0.00	1,828.98	1,966.90	0.00	1,966.90	0.00
TOTAL Income	2,564.36	0.00	2,564.36	54,628.59	47,082.00	7,546.59	94,164.00
Expense							
<u>Administrative Expenses</u>							
6870 Web Site Hosting	0.00	0.00	0.00	467.64	0.00	(467.64)	0.00
TOTAL Administrative Expenses	0.00	0.00	0.00	467.64	0.00	(467.64)	0.00
<u>Amenity Maintenance</u>							
5575 Park Repair & Maintenance	0.00	0.00	0.00	2,100.00	500.00	(1,600.00)	750.00
5581 Park Improvement	0.00	0.00	0.00	0.00	1,000.00	1,000.00	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	2,100.00	1,500.00	(600.00)	3,250.00
<u>General Maintenance</u>							
5610 General Maint. & Repairs	(14,520.00)	200.00	14,720.00	1,975.00	1,200.00	(775.00)	2,400.00
TOTAL General Maintenance	(14,520.00)	200.00	14,720.00	1,975.00	1,200.00	(775.00)	2,400.00
<u>Insurance & Taxes</u>							
6810 Insurance	0.00	0.00	0.00	125.00	0.00	(125.00)	3,554.00
6855 Property Taxes	0.00	0.00	0.00	246.95	150.00	(96.95)	150.00
TOTAL Insurance & Taxes	0.00	0.00	0.00	371.95	150.00	(221.95)	3,704.00
<u>Irrigation Maintenance</u>							
5215 Irrigation Repairs	1,918.43	200.00	(1,718.43)	3,056.15	1,150.00	(1,906.15)	2,000.00
TOTAL Irrigation Maintenance	1,918.43	200.00	(1,718.43)	3,056.15	1,150.00	(1,906.15)	2,000.00
<u>Lake Maintenance</u>							
5255 Pond Maint	0.00	0.00	0.00	0.00	2,000.00	2,000.00	4,000.00
TOTAL Lake Maintenance	0.00	0.00	0.00	0.00	2,000.00	2,000.00	4,000.00
<u>Landscape Maintenance</u>							
5310 Landscape Contract	0.00	2,334.00	2,334.00	16,316.79	14,004.00	(2,312.79)	28,008.00
5335 Landscape Extras & Improvement	0.00	0.00	0.00	3,580.38	1,750.00	(1,830.38)	3,500.00
TOTAL Landscape Maintenance	0.00	2,334.00	2,334.00	19,897.17	15,754.00	(4,143.17)	31,508.00

Brodie Springs Homeowners Association, Inc. Income & Expense Statement

Period 6/1/2023 To 6/30/2023 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<u>Other Expenses</u>							
7130 Office Supplies	129.90	300.00	170.10	1,667.79	2,220.00	552.21	3,780.00
7215 Meeting Expenses	0.00	0.00	0.00	340.00	0.00	(340.00)	250.00
7270 Community Events	0.00	0.00	0.00	981.86	1,500.00	518.14	3,010.00
7275 YOM and Christmas Decorations	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
7315 Licenses/Fees/Permits	0.00	0.00	0.00	0.00	0.00	0.00	775.00
7365 Write Off/Bad Debt Exp.	0.00	0.00	0.00	158.84	0.00	(158.84)	0.00
TOTAL Other Expenses	129.90	300.00	170.10	3,148.49	3,720.00	571.51	10,815.00
<u>Professional Services</u>							
6130 Tax Preparation	0.00	0.00	0.00	450.00	375.00	(75.00)	375.00
6160 Legal	544.50	0.00	(544.50)	3,641.00	2,100.00	(1,541.00)	4,200.00
6210 Administrative Services	700.00	700.00	0.00	4,200.00	4,200.00	0.00	8,400.00
TOTAL Professional Services	1,244.50	700.00	(544.50)	8,291.00	6,675.00	(1,616.00)	12,975.00
<u>Reserve/Contingency Transfers</u>							
9820 Capital Reserve Allocation	1,256.00	1,256.00	0.00	7,536.00	7,536.00	0.00	15,072.00
TOTAL Reserve/Contingency Transfers	1,256.00	1,256.00	0.00	7,536.00	7,536.00	0.00	15,072.00
<u>Utility Expenses</u>							
6513 Power-	103.41	225.00	121.59	734.15	1,100.00	365.85	2,200.00
6550 Water / Sewer	506.73	600.00	93.27	1,529.81	2,480.00	950.19	4,980.00
6561 Common Drive Utilities	87.62	105.00	17.38	87.62	630.00	542.38	1,260.00
TOTAL Utility Expenses	697.76	930.00	232.24	2,351.58	4,210.00	1,858.42	8,440.00
TOTAL Expense	(9,273.41)	5,920.00	15,193.41	49,194.98	43,895.00	(5,299.98)	94,164.00
Excess Revenue / Expense	11,837.77	(5,920.00)	17,757.77	5,433.61	3,187.00	2,246.61	0.00

Brodie Springs Homeowners Association, Inc.

Income & Expense Statement

Period 6/1/2023 To 6/30/2023 11:59:00 PM

	Current Month Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Other</u>							
9805 Capital Reserve Contribution	1,256.00	0.00	1,256.00	7,536.00	0.00	7,536.00	0.00
TOTAL Other	1,256.00	0.00	1,256.00	7,536.00	0.00	7,536.00	0.00
<u>Other Income</u>							
4350 Bank Interest	15.33	0.00	15.33	132.12	0.00	132.12	0.00
TOTAL Other Income	15.33	0.00	15.33	132.12	0.00	132.12	0.00
TOTAL Income	1,271.33	0.00	1,271.33	7,668.12	0.00	7,668.12	0.00
Expense							
<u>General Maintenance</u>							
5610 General Maint. & Repairs	21,890.00	0.00	(21,890.00)	44,000.00	0.00	(44,000.00)	0.00
TOTAL General Maintenance	21,890.00	0.00	(21,890.00)	44,000.00	0.00	(44,000.00)	0.00
TOTAL Expense	21,890.00	0.00	(21,890.00)	44,000.00	0.00	(44,000.00)	0.00
Excess Revenue / Expense	(20,618.67)	0.00	(20,618.67)	(36,331.88)	0.00	(36,331.88)	0.00