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Compilation Report

Brookside Townhomes
Homeowners' Association, Inc.
4285 Brookside Drive
Pensacola, Florida 32503

I have compiled the accompanying statements of assets, liabilities and members' equity of Brookside Townhomes Homeowners' Association, Inc., as of December 31, 2017, 2016, and 2015, and the related statements of revenues and expenses for the years then ended, in accordance with Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

A compilation is limited to presenting information in the form of the financial statements that is the representation of management. I have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance.

It is the Association's policy to prepare its financial statements on the modified cash basis of cash receipts and disbursements. Consequently, certain revenues and related assets are recognized when received rather than when earned, and certain expenses and liabilities are recognized when the cash is disbursed rather than when the obligations are incurred. This method is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America. Accordingly, these financial statements are not designed for those who are not informed about such differences.

Management has elected to omit substantially all of the disclosures required by accounting principles generally accepted by the United States of America. If the omitted disclosures were included in the financial statements, they might influence the users' conclusions about the company's assets, liabilities, equity, revenues and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

I am not independent with respect to Brookside Townhomes Homeowners' Association, Inc.

David J. Bryant

David J. Bryant, CPA
January 31, 2018

Brookside Townhomes Homeowners' Association, Inc.
Statement of Assets, Liabilities and Members' Equity
Modified Cash Basis
December 31, 2017, 2016, and 2015

	2017	2016	2015
ASSETS			
Current Assets			
Coastal Bank & Trust - Checking	\$ 34,026.65	\$ 25,504.06	\$ 18,813.23
Coastal Bank & Trust - Money Market	75,058.43	35,028.99	34,999.62
Total Current Assets	\$ 109,085.08	\$ 60,533.05	\$ 53,812.85
TOTAL ASSETS	\$ 109,085.08	\$ 60,533.05	\$ 53,812.85
 LIABILITIES & MEMBERS' EQUITY			
Liabilities			
Current Liabilities			
Prepaid Association Fees & Deposits	\$ 29,907.38	\$ 32,088.25	\$ 30,120.25
Current Portion - Siding Loan	-	-	38,303.89
Total Current Liabilities	\$ 29,907.38	\$ 32,088.25	\$ 68,424.14
Long Term Liabilities			
Siding Loan	\$ -	\$ -	\$ 48,220.24
Less - Current Portion	-	-	(38,303.89)
Total Long Term Liabilities	\$ -	\$ -	\$ 9,916.35
Total Liabilities	\$ 29,907.38	\$ 32,088.25	\$ 78,340.49
Members' Equity (Deficit)			
Members' Equity (Deficit)	\$ 28,444.80	\$ (24,527.64)	\$ (10,005.31)
Current Year Net Revenue (Loss)	50,732.90	52,972.44	(14,522.33)
Total Members' Equity (Deficit)	\$ 79,177.70	\$ 28,444.80	\$ (24,527.64)
TOTAL LIABILITIES & MEMBERS' EQUITY	\$ 109,085.08	\$ 60,533.05	\$ 53,812.85

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Brookside Townhomes Homeowners' Association, Inc.
Statement of Revenues and Expenses
Modified Cash Basis
For the years ended December 31, 2017, 2016, and 2015

	2017	2016	2015
ORDINARY REVENUE/EXPENSES			
Revenue			
Homeowners Dues	\$ 115,878.99	\$ 116,729.64	\$ 111,565.28
Total Revenue	\$ 115,878.99	\$ 116,729.64	\$ 111,565.28
Expenses			
Bank Charges	428.50	-	-
General Maintenance	4,982.74	5,711.24	4,660.50
Insurance	3,680.36	3,760.56	3,827.87
Lawn Maintenance/Spraying	22,292.60	21,426.00	22,505.00
Meeting Expenses	50.00	-	426.08
Office Supplies/Postage	417.15	280.33	495.85
Pool Maintenance & Repairs	7,076.00	7,090.02	6,882.59
Professional Fees	6,715.32	6,722.11	7,612.13
Sprinkler Repairs	975.00	1,225.00	655.00
Taxes and Licenses	479.25	479.25	479.25
Utilities	17,061.32	15,220.10	15,700.60
Total Expenses	\$ 64,158.24	\$ 61,914.61	\$ 63,244.87
NET ORDINARY REVENUE	\$ 51,720.75	\$ 54,815.03	\$ 48,320.41
OTHER REVENUE/EXPENSES			
Other Revenue			
Interest	216.30	574.66	615.01
Late Fee Income	1,195.85	1,409.57	1,327.88
Other Income	100.00	175.00	25.00
Total Other Revenue	\$ 1,512.15	\$ 2,159.23	\$ 1,967.89
Other Expenses			
Major Repairs/Replacements	2,500.00	2,500.00	60,738.07
Siding Loan Interest	-	1,501.82	4,072.56
Total Other Expenses	\$ 2,500.00	\$ 4,001.82	\$ 64,810.63
NET OTHER REVENUE (EXPENSES)	\$ (987.85)	\$ (1,842.59)	\$ (62,842.74)
NET REVENUE (LOSS)	\$ 50,732.90	\$ 52,972.44	\$ (14,522.33)

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Brookside Townhomes Homeowners' Association, Inc.
Notes to Financial Statements
December 31, 2017

The Brookside Townhomes Homeowners' Association, Inc. (the Association) is incorporated under the laws of Florida and operated to perform those services normally associated with this type of association. These services include preserving and maintaining the common property of the Association.

The Association consists of 86 individually-owned townhouses located in Pensacola, Florida. The Association is governed by an elected Board of Directors of no more than nine individuals. The Board executes and monitors various contracts for the preservation and maintenance of the common property of the Association, which include roads, parking lots, a pool, a tennis court, and other areas. In addition, the Association maintains certain privately-owned property or Association-owned property located on privately-owned property, including a sprinkler system, lawns, and fencing. The Board of Directors has elected to contract with a property management company, with the requisite experience, to manage the financial accounts of the Association.

The Association is governed by certain documents including Covenants, Conditions and Restrictions, as amended and filed in the public records of Escambia County, Florida.

Association Assessments

The Board of Directors establishes assessments, subject to the guidelines and limitations in the governing documents. The assessments are used to offset the costs associated with preserving and maintaining the common property of the Association. In addition to monthly assessments, new townhome purchasers are required to provide a deposit equal to 6 months of dues. These deposits are used to defray losses if the purchased townhome becomes subject to foreclosure or bankruptcy. Deposits are returned upon the sale of a townhome.

Note Payable

In December 2007, the Association executed a \$300,000 loan with Coastal Bank and Trust (formerly Bank of Pensacola). The proceeds of the loan were used to offset the costs associated with the vinyl siding of all townhomes in the Association. The note called for monthly principal and interest payments for the initial term of 60 months.

In May 2012, the Association renewed the note. The note balance at the time of renewal was \$186,753.43. The new note called for monthly principal and interest payments totaling \$3,336.07. The loan was paid in full in October 2016.

In August 2017, the Association executed a \$200,000 line of credit with Synovus Bank. The proceeds of the line will be used to offset the costs associated with major road and sidewalk repairs and repairs to the community tennis court area. The line calls for monthly principal and interest payments, estimated at \$2,800 if the line were to be fully utilized.

As of December 31, 2017 no draws had been made on the line. As the balance of the line is zero, there are currently no future anticipated debt service payments.

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Brookside Townhomes Homeowners' Association, Inc.
Notes to Financial Statements
December 31, 2017

Future Major Repairs and Replacements

Pursuant to Florida Statutes, the Association establishes reserves for capital expenditures and deferred maintenance. In determining the required reserve, the Association Board has estimated the remaining useful life and estimated replacement cost or deferred maintenance expense of major projects. These estimates are based on prior repairs indexed for inflation and/or current estimates. Actual expenditures may vary from estimates and those variations may be material.

The reserves are funded through excess revenues over expenses each fiscal year. The Association determines the appropriate level of quarterly assessment necessary to fund operating expenses and provide for the necessary reserves. Current reserves are not sufficient to fund current maintenance needs.

The schedule of major projects and estimated costs is as follows:

Project	Frequency	Last Done	Next Due	Estimated Cost
Sidewalks/Curbs Repair	15 Years	1983	2018	\$ 50,000
Road Resurfacing	15 Years	1983	2018	175,000
Pool House Repair	10 Years	2005	2018	2,500
Tennis Court Resurfacing	10 Years	2008	2018	10,000
Pool Interior Resurfacing	10 Years	2009	2019	10,000
Mailbox Building Repair	15 Years	2005	2020	5,000
Perimeter Fence Replacement	15 Years	2005	2020	25,000
Parking Space Striping	10 Years	2010	2020	5,000
Pool Pump Replacement/Major Repair	20 Years	2001	2021	15,000
Sprinkler Pump Replacement	10 Years	2010	2020	3,000
Pool Deck Repair	15 Years	2015	2030	20,000

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