

**Brookside Townhomes Homeowners' Association, Inc.**  
**Statement of Assets, Liabilities and Members' Equity**  
**Modified Cash Basis**  
**December 31, 2018, 2017, and 2016**

	<u>2018</u>	<u>2017</u>	<u>2016</u>
<b>ASSETS</b>			
Current Assets			
Coastal Bank & Trust - Checking	\$ 83,513.94	\$ 34,026.65	\$ 25,504.06
Coastal Bank & Trust - Money Market	75,103.48	75,058.43	35,028.99
Total Current Assets	<u>\$ 158,617.42</u>	<u>\$ 109,085.08</u>	<u>\$ 60,533.05</u>
<b>TOTAL ASSETS</b>	<u><u>\$ 158,617.42</u></u>	<u><u>\$ 109,085.08</u></u>	<u><u>\$ 60,533.05</u></u>
<b>LIABILITIES &amp; MEMBERS' EQUITY</b>			
Liabilities			
Current Liabilities			
Prepaid Association Fees & Deposits	\$ 31,640.00	\$ 29,907.38	\$ 32,088.25
Current Portion - Loan	-	-	-
Total Current Liabilities	<u>\$ 31,640.00</u>	<u>\$ 29,907.38</u>	<u>\$ 32,088.25</u>
Long Term Liabilities			
Loan	\$ -	\$ -	\$ -
Less - Current Portion	-	-	-
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total Liabilities	\$ 31,640.00	\$ 29,907.38	\$ 32,088.25
Members' Equity			
Members' Equity (Deficit)	\$ 79,177.70	\$ 28,444.80	\$ (24,527.64)
Current Year Net Revenue	47,799.72	50,732.90	52,972.44
Total Members' Equity	<u>\$ 126,977.42</u>	<u>\$ 79,177.70</u>	<u>\$ 28,444.80</u>
<b>TOTAL LIABILITIES &amp; MEMBERS' EQUITY</b>	<u><u>\$ 158,617.42</u></u>	<u><u>\$ 109,085.08</u></u>	<u><u>\$ 60,533.05</u></u>

Unaudited - For Management Purposes Only

**Brookside Townhomes Homeowners' Association, Inc.**  
**Statement of Revenues and Expenses**  
**Modified Cash Basis**  
**For the years ended December 31, 2018, 2017, and 2016**

	2018	2017	2016
<b>ORDINARY REVENUE/EXPENSES</b>			
Revenue			
Homeowners Dues	\$ 116,990.15	\$ 115,878.99	\$ 116,729.64
Total Revenue	\$ 116,990.15	\$ 115,878.99	\$ 116,729.64
Expenses			
Bank Charges	397.00	428.50	-
General Maintenance	4,152.21	4,982.74	5,711.24
Insurance	3,673.79	3,680.36	3,760.56
Lawn Maintenance/Spraying	21,310.00	22,292.60	21,426.00
Meeting Expenses	50.00	50.00	-
Office Supplies/Postage	533.81	417.15	280.33
Pool Maintenance & Repairs	6,748.46	7,076.00	7,090.02
Professional Fees	7,889.76	6,715.32	6,722.11
Sprinkler Repairs	125.00	975.00	1,225.00
Taxes and Licenses	479.60	479.25	479.25
Utilities	18,223.04	17,061.32	15,220.10
Total Expenses	\$ 63,582.67	\$ 64,158.24	\$ 61,914.61
<b>NET ORDINARY REVENUE</b>	\$ 53,407.48	\$ 51,720.75	\$ 54,815.03
<b>OTHER REVENUE/EXPENSES</b>			
Other Revenue			
Interest	230.05	216.30	574.66
Late Fee Income	1,262.19	1,195.85	1,409.57
Other Income	100.00	100.00	175.00
Total Other Revenue	\$ 1,592.24	\$ 1,512.15	\$ 2,159.23
Other Expenses			
Major Repairs/Replacements	7,200.00	2,500.00	2,500.00
Loan Interest	-	-	1,501.82
Total Other Expenses	\$ 7,200.00	\$ 2,500.00	\$ 4,001.82
<b>NET OTHER REVENUE (EXPENSES)</b>	\$ (5,607.76)	\$ (987.85)	\$ (1,842.59)
<b>NET REVENUE</b>	\$ 47,799.72	\$ 50,732.90	\$ 52,972.44

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