

Brookside Townhomes HOA, Inc
Balance Sheet
December 31, 2019

ASSETS

Current Assets		
Operating - Synovus	\$	72,002.28
MMA - Synovus		32,319.27
Assessments Receivable		<u>-</u>
 Total Current Assets	 \$	 104,321.55
 Other Assets		
		<u>-</u>
 Total Other Assets		 <u>-</u>
 Total Assets	 \$	 <u><u>104,321.55</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Loan	\$	<u>200,000.00</u>
 Total Current Liabilities	 \$	 200,000.00
 Long-Term Liabilities		
Deposits Collected		<u>35,170.00</u>
 Total Long-Term Liabilities		 <u>35,170.00</u>
 Total Liabilities	 \$	 235,170.00
 Capital		
Reserve - Emergency		5,000.00
Reserve - General		121,977.42
Net Income		<u>(257,825.87)</u>
 Total Capital		 <u>(130,848.45)</u>
 Total Liabilities & Capital	 \$	 <u><u>104,321.55</u></u>

Brookside Townhomes HOA, Inc
Income Statement
Compared with Budget
For the One Twelve Months Ending December 31, 2019

	Current Actual	Current Budget	Current Variance	Year to Date	Year to Date	Year to Date
Revenues						
Dues	\$ 8,082.00	\$ 9,460.00	(1,378.00)	\$ 111,482.58	\$ 113,520.00	(2,037.42)
Late Fees	150.00	151.58	(1.58)	1,775.29	1,819.00	(43.71)
Interest Income	1.65	2.42	(0.77)	25.79	29.00	(3.21)
Miscellaneous Income	0.00	2.08	(2.08)	100.00	25.00	75.00
Total Revenues	8,233.65	9,616.08	(1,382.43)	113,383.66	115,393.00	(2,009.34)
Expenses						
Insurance	0.00	0.00	0.00	3,831.44	3,832.00	(0.56)
Licenses & Permits	0.00	0.00	0.00	479.25	481.00	(1.75)
Bank Charges	(25.00)	0.00	(25.00)	2.00	0.00	2.00
Legal Fees	0.00	150.00	(150.00)	942.19	2,416.00	(1,473.81)
Common Area Maint. Office	559.00	150.00	409.00	4,930.13	4,568.00	362.13
Postage and Delivery	0.00	25.00	(25.00)	445.27	533.00	(87.73)
Management Fees	0.00	20.00	(20.00)	215.77	200.00	15.77
Lawn Maintenance	650.00	650.00	0.00	7,800.00	7,800.00	0.00
Pool Maintenance	1,800.00	1,800.00	0.00	22,668.00	21,600.00	1,068.00
Electricity	460.00	460.00	0.00	6,000.50	5,520.00	480.50
Water	486.37	450.00	36.37	4,904.63	5,185.00	(280.37)
Garbage	93.74	75.00	18.74	702.52	375.00	327.52
Total Expenses	5,019.76	4,720.00	299.76	64,689.74	63,941.00	748.74
Net Income	\$ 3,213.89	\$ 4,896.08	(1,682.19)	\$ 48,693.92	\$ 51,452.00	(2,758.08)
Other Expenses						
Road Work	\$ 0.00	\$ 0.00	0.00	\$ 293,709.00	\$ 293,709.00	0.00
Loan Repayment	2,270.83	2,300.00	(29.17)	6,919.79	7,000.00	(80.21)
Major Repairs (Tennis Court)	0.00	0.00	0.00	5,891.00	6,000.00	(109.00)
Total All Expenses	2,270.83	2,300.00	(29.17)	306,519.79	306,709.00	(189.21)
Total Net Income	\$ 943.06	\$ 2,596.08	(1,653.02)	(\$ 257,825.87)	(\$ 255,257.00)	(2,568.87)