

Brookside Townhomes HOA, Inc.  
Balance Sheet  
December 31, 2022, 2021, and 2020

	<u>2022</u>	<u>2021</u>	<u>2020</u>
<b>ASSETS</b>			
Current Assets			
Operating - Synovus	\$ 25,292.89	\$ 31,915.47	\$ 74,905.00
MMA - Synovus	<u>64,111.82</u>	<u>94,057.39</u>	<u>32,338.01</u>
Total Current Assets	\$ 89,404.71	\$ 125,972.86	\$ 107,243.01
Other Assets	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Assets	<u>-</u>	<u>-</u>	<u>-</u>
<b>TOTAL ASSETS</b>	<u><u>\$ 89,404.71</u></u>	<u><u>\$ 125,972.86</u></u>	<u><u>\$ 107,243.01</u></u>
<b>LIABILITIES AND MEMBERS' EQUITY</b>			
Current Liabilities			
Loan	<u>\$ 121,176.51</u>	<u>\$ 150,920.65</u>	<u>\$ 176,189.59</u>
Total Current Liabilities	\$ 121,176.51	\$ 150,920.65	\$ 176,189.59
Long-Term Liabilities			
Deposits Collected	<u>34,800.00</u>	<u>33,190.00</u>	<u>32,530.00</u>
Total Long-Term Liabilities	<u>34,800.00</u>	<u>33,190.00</u>	<u>32,530.00</u>
Total Liabilities	\$ 155,976.51	\$ 184,110.65	\$ 208,719.59
Members' Equity (Deficit)			
Reserves (Deficit)	(60,117.79)	(101,476.58)	(131,398.45)
Current Year Net Revenue (Loss)	<u>(6,454.01)</u>	<u>43,338.79</u>	<u>29,921.87</u>
Total Members' Equity (Deficit)	<u>(66,571.80)</u>	<u>(58,137.79)</u>	<u>(101,476.58)</u>
<b>TOTAL LIABILITIES AND MEMBERS' EQUITY</b>	<u><u>\$ 89,404.71</u></u>	<u><u>\$ 125,972.86</u></u>	<u><u>\$ 107,243.01</u></u>

Brookside Townhomes HOA, Inc  
Income Statement  
Compared with Budget  
For the Twelve Months Ending December 31, 2022, 2021, and 2020

	2022 YTD Actual	2021 YTD Actual	2020 YTD Actual
<b>Revenues</b>			
Dues	\$ 118,316.37	111,617.18	119,604.95
Late Fees	3,915.70	925.00	1,665.90
Interest Income	54.43	40.07	33.74
Miscellaneous Income	<u>50.00</u>	<u>175.00</u>	<u>125.00</u>
<b>Total Revenues</b>	<u>122,336.50</u>	<u>112,757.25</u>	<u>121,429.59</u>
<b>Expenses</b>			
Insurance	5,814.03	4,579.15	4,156.18
Licenses & Permits	479.25	479.25	479.25
Bank Charges	(25.00)	(32.00)	(7.00)
Loan Interest	8,033.08	9,602.34	11,060.87
Legal Fees	943.87	2,307.08	2,819.24
Common Area Maint.	3,174.66	7,199.94	14,343.48
Office	432.16	200.00	340.73
Postage and Delivery	421.32	519.27	219.62
Management Fees	7,800.00	8,100.00	7,500.00
Sprinkler Repairs	442.50	0.00	0.00
Lawn Maintenance	22,019.52	24,438.48	22,949.24
Pool Maintenance	9,112.26	7,808.70	7,632.42
Electricity	6,202.15	4,971.70	5,746.23
Water	4,167.68	2,260.11	1,360.45
Garbage	<u>13,428.03</u>	<u>12,663.75</u>	<u>12,907.01</u>
<b>Total Expenses</b>	<u>82,445.51</u>	<u>85,097.77</u>	<u>91,507.72</u>
<b>Net Income</b>	<u>\$ 39,890.99</u>	<u>\$ 27,659.48</u>	<u>\$ 29,921.87</u>
<b>Other Expenses (Income)</b>			
Hurricane Sally Fence Repair	<u>\$ 46,345.00</u>	<u>(15,679.31)</u>	<u>0.00</u>
<b>Total Other Expenses (Income)</b>	<u>46,345.00</u>	<u>(15,679.31)</u>	<u>0.00</u>
<b>Total Net Income (Loss)</b>	<u>(\$ 6,454.01)</u>	<u>\$ 43,338.79</u>	<u>\$ 29,921.87</u>