

Brookside Townhomes HOA, Inc.
Balance Sheet
December 31, 2023 and 2022

	<u>2023</u>	<u>2022</u>
ASSETS		
Current Assets		
Operating - Synovus	\$ 23,552.77	\$ 25,292.89
MMA - Synovus	<u>64,208.06</u>	<u>64,111.82</u>
Total Current Assets	\$ 87,760.83	\$ 89,404.71
Other Assets	<u>-</u>	<u>-</u>
Total Other Assets	<u>-</u>	<u>-</u>
TOTAL ASSETS	<u><u>\$ 87,760.83</u></u>	<u><u>\$ 89,404.71</u></u>
 LIABILITIES AND MEMBERS' EQUITY		
Current Liabilities		
Loan	<u>\$ 92,613.28</u>	<u>\$ 121,177.51</u>
Total Current Liabilities	\$ 92,613.28	\$ 121,177.51
Long-Term Liabilities		
Deposits Collected	<u>36,800.00</u>	<u>34,800.00</u>
Total Long-Term Liabilities	<u>36,800.00</u>	<u>34,800.00</u>
Total Liabilities	\$ 129,413.28	\$ 155,977.51
Members' Equity (Deficit)		
Reserves (Deficit)	(66,572.80)	(60,117.79)
Current Year Net Revenue (Loss)	<u>24,920.35</u>	<u>(6,455.01)</u>
Total Members' Equity (Deficit)	<u>(41,652.45)</u>	<u>(66,572.80)</u>
TOTAL LIABILITIES AND MEMBERS' EQUITY	<u><u>\$ 87,760.83</u></u>	<u><u>\$ 89,404.71</u></u>

Brookside Townhomes HOA, Inc
Income Statement
Compared with Budget
For the Twelve Months Ending December 31, 2023

	YTD Actual	YTD Budgeted	YTD Difference
Revenues			
Dues	\$ 126,822.48	\$ 118,440.00	\$ 8,382.48
Late Fees	2,005.00	1,200.00	805.00
Interest Income	96.24	72.00	24.24
Miscellaneous Income	3,331.32	50.00	3,281.32
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Total Revenues	132,255.04	119,762.00	12,493.04
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Expenses			
Insurance	6,404.05	6,400.00	4.05
Licenses & Permits	479.25	480.00	(0.75)
Bank Charges	63.00	-	63.00
Loan Interest	6,307.05	6,967.00	(659.95)
Legal Fees	6,269.41	1,800.00	4,469.41
Common Area Maint.	7,473.32	7,590.00	(116.68)
Office and Postage	838.23	900.00	(61.77)
Management Fees	10,200.00	9,800.00	400.00
Sprinkler Repairs	7,117.50	5,000.00	2,117.50
Lawn Maintenance	25,335.99	24,372.00	963.99
Pool Maintenance	11,830.02	10,700.00	1,130.02
Electricity	6,532.20	6,800.00	(267.80)
Water	6,342.62	2,825.00	3,517.62
Garbage	12,142.05	13,800.00	(1,657.95)
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Total Expenses	107,334.69	97,434.00	9,900.69
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Net Income	\$ 24,920.35	\$ 22,328.00	\$ 2,592.35
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Other Expenses			
Other Expenses	-	-	-
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Total Other Expenses	-	-	-
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Total Net Income (Loss)	\$ 24,920.35	\$ 22,328.00	\$ 2,592.35
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