

BRANDY MILL ESTATES HOMEOWNERS' ASSOCIATION**Balance Sheet**

As of October 31, 2016

Accrual Basis

	<u>Oct 31, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
1010 · KEY - Checking	1,366.43
1030 · KEY - Investments	14,921.41
1100 · A/R - Levy Collections Attney	75.00
Total Checking/Savings	<u>16,362.84</u>
Accounts Receivable	
1200 · ACCOUNTS RECEIVABLE	5,527.79
Total Accounts Receivable	<u>5,527.79</u>
Other Current Assets	
1250 · ALLOWANCE FOR BAD DEBTS	-2,750.00
Total Other Current Assets	<u>-2,750.00</u>
Total Current Assets	<u>19,140.63</u>
TOTAL ASSETS	<u>19,140.63</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · ACCOUNTS PAYABLE	201.98
Total Accounts Payable	<u>201.98</u>
Total Current Liabilities	<u>201.98</u>
Total Liabilities	<u>201.98</u>
Equity	
2820 · BEGINNING FUND BALANCE	9,358.30
Net Income	9,580.35
Total Equity	<u>18,938.65</u>
TOTAL LIABILITIES & EQUITY	<u>19,140.63</u>

BRANDY MILL ESTATES HOMEOWNERS' ASSOCIATION

Income Statement
for the period ended October 31, 2016

	Current Period	YTD Actual	YTD Budget	Annual Budget	Year End Projection
INCOME:					
OPERATING	\$ -	\$ 20,253	\$ 20,087	\$ 20,087	\$ 20,253
CAPITAL RESERVES	-	4,772	4,772	4,772	4,772
LATE FEES	45	585	-	-	585
FINANCE CHARGES	34	570	-	-	570
LEGAL ASSESSMENTS	-	2,540	-	-	2,540
FINES	-	100	-	-	100
INTEREST EARNED	1	5	-	-	5
MISCELLANEOUS	-	-	-	-	-
Total Income	\$ 80	\$ 28,824	\$ 24,859	\$ 24,859	\$ 28,824
OPERATING COSTS:					
ADMINISTRATIVE:					
Banking	\$ 6	\$ 30	\$ 33	\$ 40	\$ 37
Copies	35	401	408	490	483
Ownership Meetings	-	-	50	50	-
Postage/Courier Services	35	421	442	530	509
Printing/Promotional Materials	35	175	92	110	193
Records Retention & Storage	18	175	175	210	210
Supplies	35	523	408	490	604
Miscellaneous	-	-	42	50	8
ACCOUNTING:					
Tax Returns	-	350	350	350	350
LEGAL:					
Collections	50	3,922	1,458	1,750	4,214
Planning & Research	180	1,080	-	-	1,080
Miscellaneous	-	-	83	100	17
INSURANCE	1,000	1,300	1,188	1,425	1,538
MANAGEMENT	364	3,604	3,620	4,344	4,328
GROUPS / COMPLIANCE:					
Supplies/Materials	-	-	42	50	8
General Services	-	-	833	1,000	167
Contracted Services	752	4,300	3,500	4,000	4,800
PONDS / LAKES:					
Supplies/Materials	-	26	-	-	26
Contracted Services	206	1,645	1,750	2,000	1,895
NEWSLETTERS	-	-	83	100	17
COMMUNITY / SOCIAL EVENTS	-	743	500	500	743
BAD DEBTS / WRITE OFFS	-	165	1,667	2,000	499
CONTINGENCIES	-	-	417	500	83
Total Operating Costs	\$ 2,715	\$ 18,861	\$ 17,141	\$ 20,089	\$ 21,809
CAPITAL COSTS:					
LANDSCAPE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -
ENTRY SIGN - Rprs & Upgrades	-	326	-	-	326
CONTINGENCIES	57	57	3,975	4,770	852
Total Capital Costs	\$ 57	\$ 383	\$ 3,975	\$ 4,770	\$ 1,178
Changes In Income	\$ (2,691)	\$ 9,580	\$ 3,743	\$ -	\$ 5,837

BRANDY MILL ESTATES HOMEOWNERS' ASSOCIATION
A/R Aging Summary
As of October 31, 2016

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
[REDACTED]	0.00	0.00	-237.72	-640.75	0.00	-878.47
[REDACTED]	0.00	-20.00	-20.00	-20.00	-300.00	-360.00
[REDACTED]	0.00	0.00	0.00	0.00	-24.00	-24.00
[REDACTED]	0.00	0.00	0.00	0.00	-6.72	-6.72
[REDACTED]	0.00	0.00	0.00	0.00	-1.61	-1.61
[REDACTED]	0.00	0.06	0.68	8.02	0.00	8.76
[REDACTED]	0.00	11.00	10.95	0.95	129.42	152.32
[REDACTED]	0.00	11.75	11.72	11.64	207.67	242.78
[REDACTED]	0.00	11.72	1.78	13.39	228.10	254.99
[REDACTED]	0.00	12.90	12.90	12.82	350.66	389.28
[REDACTED]	0.00	31.80	31.65	12.82	350.66	426.93
[REDACTED]	0.00	14.27	14.33	14.25	504.38	547.23
[REDACTED]	0.00	33.17	33.07	31.57	499.16	596.97
[REDACTED]	0.00	33.47	33.39	33.15	536.81	636.82
[REDACTED]	0.00	39.29	11.32	11.74	1,406.78	1,469.13
[REDACTED]	0.00	0.00	0.00	0.00	2,073.38	2,073.38
TOTAL	<u><u>0.00</u></u>	<u><u>179.43</u></u>	<u><u>-95.93</u></u>	<u><u>-510.40</u></u>	<u><u>5,954.69</u></u>	<u><u>5,527.79</u></u>

BRANDY MILL ESTATES HOMEOWNERS' ASSOCIATION
A/P Aging Summary
As of October 31, 2016

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
CAU	0.00	145.00	0.00	0.00	0.00	145.00
CB Signs	0.00	56.98	0.00	0.00	0.00	56.98
TOTAL	<u>0.00</u>	<u>201.98</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>201.98</u>