

BRANDY MILL ESTATES HOMEOWNERS' ASSOCIATION

Balance Sheet

As of July 31, 2016

Accrual Basis

	Jul 31, 16
ASSETS	
Current Assets	
Checking/Savings	
1010 · KEY - Checking	6,118.89
1030 · KEY - Investments	14,920.17
1100 · A/R - Levy Collections Attny	25.00
Total Checking/Savings	21,064.06
Accounts Receivable	
1200 · ACCOUNTS RECEIVABLE	8,049.58
Total Accounts Receivable	8,049.58
Other Current Assets	
1250 · ALLOWANCE FOR BAD DEBTS	-2,750.00
Total Other Current Assets	-2,750.00
Total Current Assets	26,363.64
TOTAL ASSETS	26,363.64
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · ACCOUNTS PAYABLE	205.62
Total Accounts Payable	205.62
Total Current Liabilities	205.62
Total Liabilities	205.62
Equity	
2820 · BEGINNING FUND BALANCE	9,358.30
Net Income	16,799.72
Total Equity	26,158.02
TOTAL LIABILITIES & EQUITY	26,363.64

BRANDY MILL ESTATES HOMEOWNERS' ASSOCIATION

Income Statement
for the period ended July 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	40	475	-	-	475
FINANCE CHARGES	45	464	-	-	464
LEGAL ASSESSMENTS	889	2,199	-	-	2,199
FINES	-	100	-	-	100
INTEREST EARNED	1	3	-	-	3
MISCELLANEOUS	-	-	-	-	-
Total Income	<u>\$ 974</u>	<u>\$ 28,266</u>	<u>\$ 24,859</u>	<u>\$ 24,859</u>	<u>\$ 28,266</u>
OPERATING COSTS:					
ADMINISTRATIVE:					
Banking	\$ 3	\$ 21	\$ 23	\$ 40	\$ 38
Copies	36	286	286	490	490
Ownership Meetings	-	-	-	50	50
Postage/Courier Services	37	305	309	530	526
Printing/Promotional Materials	35	140	64	110	186
Records Retention & Storage	18	123	123	210	210
Supplies	36	411	286	490	615
Miscellaneous	-	-	29	50	21
ACCOUNTING:					
Tax Returns	-	350	350	350	350
LEGAL:					
Collections	980	3,195	1,021	1,750	3,925
Miscellaneous	-	-	58	100	42
INSURANCE					
MANAGEMENT	360	2,520	2,534	4,344	4,330
GROUPS / COMPLIANCE:					
Supplies/Materials	-	-	-	50	50
General Services	-	-	-	1,000	1,000
Contracted Services	559	2,429	2,000	4,000	4,429
PONDS / LAKES:					
Supplies/Materials	26	26	-	-	26
Contracted Services	206	1,234	1,500	2,000	1,734
NEWSLETTERS					
COMMUNITY / SOCIAL EVENTS	-	-	-	500	500
BAD DEBTS / WRITE OFFS	-	126	125	2,000	2,001
CONTINGENCIES	-	-	292	500	208
Total Operating Costs	<u>\$ 2,296</u>	<u>\$ 11,466</u>	<u>\$ 9,831</u>	<u>\$ 20,089</u>	<u>\$ 21,724</u>
CAPITAL COSTS:					
LANDSCAPE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCIES	-	-	2,783	4,770	1,988
Total Capital Costs	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,783</u>	<u>\$ 4,770</u>	<u>\$ 1,988</u>
Changes In Income	<u>\$ (1,321)</u>	<u>\$ 16,800</u>	<u>\$ 12,245</u>	<u>\$ -</u>	<u>\$ 4,554</u>

BRANDY MILL ESTATES HOMEOWNERS' ASSOCIATION

A/R Aging Summary

As of July 31, 2016

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
108SB - (t)Hollis	0.00	-20.00	-20.00	-20.00	-230.00	-290.00
100CL - (CLOSED)Flaig/Moore	0.00	0.00	0.00	0.00	-288.39	-288.39
114SF - (CLOSED)HUD	0.00	0.00	0.00	0.00	-275.00	-275.00
103SB - (r)American Homes 4 Rent	0.00	0.00	0.00	0.00	-24.00	-24.00
147SF - Abbingdon	0.00	0.00	0.00	0.00	-6.72	-6.72
158SF - Moss/Neville	0.00	0.00	0.00	0.00	-1.61	-1.61
112BM - Rider	0.00	0.08	0.08	0.08	13.54	13.78
101LH - Dials/Wirthman	0.00	0.16	0.16	0.16	25.50	25.98
147BM - Hughett	0.00	0.16	0.16	12.42	17.61	30.35
112LH - Byrd	0.00	10.85	10.77	11.34	92.11	125.07
126SF - (pp)Lanier	0.00	1.33	1.74	2.22	174.13	179.42
155BM - (pp)Jones	0.00	11.51	1.51	1.98	192.67	207.67
120BM - (l/f-bnk)Lara	0.00	12.66	12.58	12.58	312.84	350.66
111LH - Middlebrooks	0.00	12.66	12.58	12.58	312.84	350.66
183BM - Van Horn	0.00	12.66	12.58	12.58	312.84	350.66
144BM - DiSario	0.00	3.27	3.90	33.33	387.60	428.10
115LH - (PostChp13/l)Deem	0.00	104.38	400.00	0.00	0.00	504.38
164SF - (l/f-bnk)Carter	0.00	180.06	31.33	12.58	312.84	536.81
159BM - (l/cL)Williams	0.00	40.08	21.25	11.63	1,508.82	1,581.78
115LH - (PREch13/cc/f-bnk/l)Deem	0.00	0.00	44.47	143.90	1,885.01	2,073.38
122SF - (f-assoc/l)Williams	0.00	680.18	39.95	40.09	1,416.38	2,176.60
TOTAL	0.00	1,050.04	573.06	287.47	6,139.01	8,049.58

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

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Aqua Doc	0.00	205.62	0.00	0.00	0.00	205.62
TOTAL	<u>0.00</u>	<u>205.62</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>205.62</u>