BRANDY MILL ESTATES HOMEOWNERS' ASSOCIATION
Balance Sheet
As of May 31, 2014

Accrual Basis

	May 31, 14
ASSETS	
Current Assets	
Checking/Savings	14,507.02
Accounts Receivable	
1200 · ACCOUNTS RECEIVABLE	11,173.41
Total Accounts Receivable	11,173.41
Other Current Assets	
1250 · ALLOWANCE FOR BAD DEBTS	-2,000.00
Total Other Current Assets	-2,000.00
Total Current Assets	23,680.43
TOTAL ASSETS	**23,680.43**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · ACCOUNTS PAYABLE	36.00
Total Accounts Payable	36.00
Total Current Liabilities	36.00
Total Liabilities	36.00
Equity	
2800 · BEGINNING FUND BALANCE	6,431.97
Net Income	17,212.46
Total Equity	23,644.43
TOTAL LIABILITIES & EQUITY	**23,680.43**

BRANDY MILL ESTATES HOMEOWNERS' ASSOCIATION
Income Statement
for the period ended May 31, 2014

	Current Period	YTD Actual	YTD Budget	Annual Budget	Year End Projection
INCOME:					
Operating Income	$ -	$ 21,935	$ 22,243	$ 22,243	$ 21,935
Capital Reserves	-	250	250	250	250
Finance Charges	84	442	-	-	442
Late Fee Assessments	45	495	-	-	495
Legal Fee Assessments	36	2,326	-	-	2,326
Miscellaneous Income	-	-	-	-	-
Total Income	$ 165	$ 25,449	$ 22,493	$ 22,493	$ 25,449
OPERATING COSTS:					
Administrative:					
Banking	$ 3	$ 25	$ 13	$ 32	$ 44
Board Expenses	-	-	-	-	-
Copies	37	186	204	489	471
Ownership Meetings	-	-	-	50	50
Postage/Courier Services	44	212	230	552	534
Printing/Promotional Materials	-	70	133	318	256
Records Retention & Storage	18	88	75	180	193
Supplies	41	186	235	563	515
Miscellaneous	-	-	21	50	29
Accounting:					
Tax Returns	-	325	292	292	325
Legal:					
Collections	108	2,613	664	1,593	3,543
Planning & Research	-	-	44	105	61
Miscellaneous	-	-	42	100	58
Security Services	-	-	-	-	-
Insurance	120	600	642	1,540	1,498
Management	356	1,765	1,770	4,248	4,243
Landscape/Grounds Care:					
Supplies/Materials	-	15	25	60	50
General Services	-	383	553	1,328	1,157
Contracted Services	432	864	826.00	3,717	3,755
Ponds/Lakes:					
Contracted Services	-	411	663.75	2,655	2,403
Property Taxes	-	-	478	478	-
Bad Debts	-	493	1,518	3,643	2,618
Contingency	-	-	104	250	146
Total Operating Costs	$ 1,158	$ 8,236	$ 8,531	$ 22,243	$ 21,948
CAPITAL COSTS:					
Landscape Improvements	$ -	$ -	$ -	$ -	$ -
Contingencies	-	-	-	250	250
Total Capital Costs	$ -	$ -	$ -	$ 250	$ 250
Changes In Income	$ (994)	$ 17,212	$ 13,962	$ -	$ 3,250

BRANDY MILL ESTATES HOMEOWNERS' ASSOCIATION
A/R Aging Summary
As of May 31, 2014

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
103SB - (r)American Homes 4 Rent	0.00	0.00	0.00	0.00	-24.00	-24.00
179BM - Chapman	0.00	0.00	0.00	0.00	-24.00	-24.00
147SF - Abbington	0.00	0.00	0.00	0.00	-10.06	-10.06
158SF - Moss/Neville	0.00	0.00	0.00	0.00	-0.95	-0.95
112LH - Byrd	0.00	0.00	0.00	0.00	0.00	0.00
135BM - Israel	0.00	0.12	0.12	0.12	16.16	16.52
116LH - Applegate	0.00	0.24	0.24	12.12	22.94	35.54
112BM - Rider	0.00	0.24	0.24	12.12	22.94	35.54
187BM - (pp)Phadphom	0.00	1.08	1.54	1.78	85.48	89.88
126SF - Lanier	0.00	11.47	11.43	11.61	112.24	146.75
155SF - (pp/POSTchp13)McBride	0.00	11.75	98.56	37.41	92.64	240.36
155SF - (PREchp13)McBride	0.00	0.00	0.00	0.00	252.51	252.51
120BM - Lara	0.00	12.42	12.41	12.12	277.94	314.89
159BM - (l)Williams	0.00	13.85	13.90	13.46	489.29	530.50
105SF - (cL-J/l)Evans	0.00	25.66	38.16	37.08	838.72	939.62
114SF - (ch7/ss/J/f-bnk/cL)Boren	0.00	36.58	36.62	35.68	949.78	1,058.66
140BM -(cL)Melson	0.00	36.74	36.80	35.83	970.86	1,080.23
108SB - (cL-J/l)Hollis	0.00	73.70	47.73	36.68	1,086.81	1,244.92
172SF - (f-Assoc/l)Heinz	0.00	45.60	482.57	41.03	1,634.67	2,203.87
101CL - (cc/f-bnk)Petit-De	0.00	52.79	53.36	818.84	2,117.64	3,042.63
TOTAL	**0.00**	**322.24**	**833.68**	**1,105.88**	**8,911.61**	**11,173.41**

BRANDY MILL ESTATES HOMEOWNERS' ASSOCIATION
A/P Aging Summary
As of May 31, 2014

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Levy & Associates LLC	0.00	36.00	0.00	0.00	0.00	36.00
TOTAL	**0.00**	**36.00**	**0.00**	**0.00**	**0.00**	**36.00**