FOR MANAGEMENT PURPOSES ONLY

For the period ending

DECEMBER 31, 2024

BROOKSIDE AT INDIAN SPRING HOMEOWNERS ASSOCIATION, INC.

FINANCIAL STATEMENTS

Professionally Managed By:

GRS™ COMMUNITY MANAGEMENT

Notes:

1. GRS Management recommends that any funds over $250,000 in aggregate per Association in a single financial institution should be insured.

2. The attached financial statements have not been audited and have been prepared for management purposes only.

3. Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of governing state or federal law.

Prepared By: SD .

GRS COMMUNITY MANAGEMENT

Balance Sheet

Brookside At Indian Spring Homeowner's Association, Inc.

As of: 12/31/2024

Assets			
Cash - Operating			
10-1017-00	New Mgt Bank Acct	$	10,000.00
10-1020-00	Valley National Bank-Oper		20,089.63
10-1027-00	Petty Cash		200.00
Total Cash - Operating		$	30,289.63
Cash - Reserves			
11-1030-00	Valley National Bank-Reserves	$	171,545.32
Total Cash - Reserves		$	171,545.32
Accounts Receivable			
12-1100-00	Accounts Receivable	$	5,516.15
Total Accounts Receivable		$	5,516.15
Other Assets			
14-1210-00	Prepaid Insurance	$	6,567.23
14-1215-00	Prepaid Expenses		238.05
Total Other Assets		$	6,805.28
Total Assets		**$**	**214,156.38**
Liabilities & Equity			
Current Liabilities			
20-2013-00	Accrued Expenses	$	1,350.00
20-2070-00	Prepaid Assessments		6,768.91
20-2920-00	Owner Overpayment Refund		1,468.00
Total Current Liabilities		$	9,586.91
Reserves			
25-2510-00	Reserve - General	$	166,103.95
25-2590-00	Reserve Interest		5,441.37
Total Reserves		$	171,545.32
Operating Surplus (Deficit)			
28-2810-00	Fund Balance	$	38,202.91
28-2815-00	Prior Year Adjustments		(25,000.00)
	Net Income Gain / (Loss)	$	19,821.24
Total Operating Surplus (Deficit)		$	33,024.15
Total Liabilities & Equity		**$**	**214,156.38**

GRS COMMUNITY MANAGEMENT

Brookside At Indian Spring Homeowner's Association, Inc.

Income/Expense Statement

Period: December 31, 2024

Date: 1/9/2025
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Account Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Annual Budget
INCOME							
Income							
3010-00 Maintenance Assessments	$ 26,541.60	$ $ 26,541.64	$ (0.04)	$ 318,499.20	$ 318,499.79	$ (0.59)	$ 318,499.79
3025-00 Late Fee Income	-	-	-	137.07	-	137.07	-
3030-00 Bank Interest Income-Operating	-	-	-	2.17	-	2.17	-
3040-00 Miscellaneous Income	-	-	-	300.00	-	300.00	-
3060-00 Owner Chargeback - NSF	-	-	-	152.00	-	152.00	-
3065-00 GRS Processing Fees	50.00	-	50.00	1,025.00	-	1,025.00	-
3070-00 Delinquent Owner Interest	-	-	-	(4.15)	-	(4.15)	-
Total Income	$ 26,591.60	$ $ 26,541.64	$ $ 49.96	$ 320,111.29	$ 318,499.79	$ 1,611.50	$ 318,499.79
TOTAL INCOME	**$ 26,591.60**	**$ $ 26,541.64**	**$ 49.96**	**$ 320,111.29**	**$ 318,499.79**	**$ 1,611.50**	**$ 318,499.79**
EXPENSE							
Administratice							
5110-00 Licenses & Permits	$ -	$ 42.74	$ 42.74	$ 586.78	$ 512.66	$ (74.12)	$ 512.66
5120-00 Office Expense	540.08	315.38	(224.70)	4,267.21	3,785.00	(482.21)	3,785.00
5145-00 Professional Fees	-	647.12	647.12	11,963.25	7,765.00	(4,198.25)	7,765.00
5160-00 Insurance	1,330.53	1,250.00	(80.53)	14,715.82	15,000.00	284.18	15,000.00
5170-00 GRS Processing Fee Expense	400.00	-	(400.00)	600.00	-	(600.00)	-
5180-00 C.E.R.T.	-	-	-	399.00	-	(399.00)	-
5185-00 Social Activities	-	41.63	41.63	28.91	500.00	471.09	500.00
Total Administratice	$ 2,270.61	$ $ 2,296.87	$ $ 26.26	$ 32,560.97	$ 27,562.66	$ (4,998.31)	$ 27,562.66
Utilities							
5205-00 Electric	$ 1,527.86	$ 1,898.75	$ 370.89	$ 21,368.17	$ 22,785.00	$ 1,416.83	$ 22,785.00
5230-00 Water & Sewer / Fire Hydrant	267.05	416.63	149.58	3,797.13	5,000.00	1,202.87	5,000.00
5255-00 Trash Collection	-	-	-	103.07	-	(103.07)	-
Total Utilities	$ 1,794.91	$ $ 2,315.38	$ $ 520.47	$ 25,268.37	$ 27,785.00	$ 2,516.63	$ 27,785.00
Contracts							
5100-00 Management Contract	$ 1,441.00	$ 1,584.32	$ 143.32	$ 17,292.00	$ 19,012.50	$ 1,720.50	$ 19,012.50
5240-00 Comcast Internet Com Center	-	99.00	99.00	1,045.60	1,188.00	142.40	1,188.00
5305-00 Security Monitoring	346.32	346.29	(0.03)	4,107.61	4,155.48	47.87	4,155.48
5405-00 Landscaping Contract	4,385.00	6,614.62	2,229.62	64,385.00	79,375.00	14,990.00	79,375.00
5420-00 Felicione - White-Fly	-	388.21	388.21	4,658.74	4,658.74	-	4,658.74
5425-00 Pest Control - Home/Clbhse	182.82	198.36	15.54	2,193.84	2,380.32	186.48	2,380.32
5440-00 Tree Maintenance (Contract)	2,625.00	1,589.11	(1,035.89)	14,200.00	19,068.88	4,868.88	19,068.88
5605-00 Lake Maintenance	372.00	198.36	(173.64)	2,685.00	2,380.32	(304.68)	2,380.32
5610-00 Lake Doctor - Fountain Clean	-	59.81	59.81	-	718.27	718.27	718.27
5670-00 Clubhouse Maint	-	188.79	188.79	4,060.65	2,265.48	(1,795.17)	2,265.48
5680-00 Air America A/C	-	32.55	32.55	-	390.60	390.60	390.60
5705-00 Pool Maintenance Contract	480.00	515.38	35.38	6,305.00	6,185.00	(120.00)	6,185.00
Total Contracts	$ 9,832.14	$ $ 11,814.80	$ $ 1,982.66	$ 120,933.44	$ 141,778.59	$ 20,845.15	$ 141,778.59
Repairs & Maintenance							
5410-00 Landscape Extras	$ -	$ 750.00	$ 750.00	$ 28,127.00	$ 9,000.00	$ (19,127.00)	$ 9,000.00
5427-00 Iguana Control	-	-	-	3,200.00	-	(3,200.00)	-
5435-00 Irrigation - Repairs & Maintenance	600.00	777.74	177.74	6,191.00	9,333.54	3,142.54	9,333.54
5450-00 Tree Expenditure	900.00	723.37	(176.63)	1,175.00	8,680.00	7,505.00	8,680.00
5660-00 General Repairs & Maintenance	1,250.00	904.13	(345.87)	3,716.26	10,850.00	7,133.74	10,850.00
5710-00 Pool Repairs	-	542.50	542.50	2,117.97	6,510.00	4,392.03	6,510.00
Total Repairs & Maintenance	$ 2,750.00	$ $ 3,697.74	$ $ 947.74	$ 44,527.23	$ 44,373.54	$ (153.69)	$ 44,373.54
Reserve Funding							
6010-00 Reserve - General	$ 6,416.67	$ 6,416.63	$ (0.04)	$ 77,000.04	$ 77,000.00	$ (0.04)	$ 77,000.00
Total Reserve Funding	$ 6,416.67	$ $ 6,416.63	$ $(0.04)	$ 77,000.04	$ 77,000.00	$ (0.04)	$ 77,000.00

GRS COMMUNITY MANAGEMENT

Brookside At Indian Spring Homeowner's Association, Inc.

Income/Expense Statement

Period: December 31, 2024

Date:	1/9/2025
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Account Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Annual Budget
TOTAL EXPENSE	$ 23,064.33	$ 26,541.42	$ 3,477.09	$ 300,290.05	$ 318,499.79	$ 18,209.74	$ 318,499.79
NET INCOME/(LOSS):	$ 3,527.27	$ 0.22	$ 3,527.05	$ 19,821.24	$ 0.00	$ 19,821.24	$ 0.00