

# Mountain Brook of Madison Community Owners Association, Inc

Taxed as a Homeowners Association

Prepared Financial Statements-Cash Basis

*For the One Month and Eleven Months Ended November 30, 2022*

Prepared by Seaman, Shinkunas, and Lindgren, P.C.

Management Has Elected to Omit Substantially All Disclosures

# Mountain Brook of Madison Community

## Statement of Assets, Liabilities & Equity-Cash Basis

As of November 30, 2022

	Nov 30, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
105 · Cash-General-Regions Bank	12,458.28
110 · Cash-Regions-Capital Reserve	49,344.31
<b>Total Checking/Savings</b>	61,802.59
<b>Accounts Receivable</b>	
120 · Accounts Receivable	(825.00)
<b>Total Accounts Receivable</b>	(825.00)
<b>Other Current Assets</b>	
149 · Undeposited Funds	400.00
<b>Total Other Current Assets</b>	400.00
<b>Total Current Assets</b>	61,377.59
<b>Other Assets</b>	
180 · Utilities Deposit	734.55
<b>Total Other Assets</b>	734.55
<b>TOTAL ASSETS</b>	<b>62,112.14</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
230 · Unearned Revenue	425.00
<b>Total Other Current Liabilities</b>	425.00
<b>Total Current Liabilities</b>	425.00
<b>Total Liabilities</b>	425.00
<b>Equity</b>	
290 · Fund Balance-Capital Reserve	
291 · Fence Maint.	5,293.63
292 · Pool Maintenance	7,942.00
293 · Tennis Court Maintenance	3,500.00
294 · Pool & Clubhouse Furnit.	8,000.00
295 · Emergency Repairs	24,604.41
<b>Total 290 · Fund Balance-Capital Reserve</b>	49,340.04
<b>Net Income</b>	12,347.10
<b>Total Equity</b>	61,687.14
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>62,112.14</b>

## Mountain Brook of Madison Community Profit & Loss Budget Performance

November 2022

	Nov 22	Budget	\$ Over Budget	% of Budget	Jan - Nov 22	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
<b>Ordinary Income/Expense</b>									
<b>Income</b>									
305 · Association Dues	0.00	0.00	0.00	0.0%	60,300.00	61,100.00	(800.00)	98.7%	61,100.00
309 · Late/Legal Costs Collected	0.00	0.00	0.00	0.0%	1,175.00	500.00	675.00	235.0%	500.00
310 · Club House Rental	40.00	0.00	40.00	100.0%	520.00	325.00	195.00	160.0%	375.00
350 · Interest Income	0.39	0.45	(0.06)	86.7%	4.27	4.54	(0.27)	94.1%	5.00
<b>Total Income</b>	<u>40.39</u>	<u>0.45</u>	<u>39.94</u>	<u>8,975.6%</u>	<u>61,999.27</u>	<u>61,929.54</u>	<u>69.73</u>	<u>100.1%</u>	<u>61,980.00</u>
<b>Gross Profit</b>	40.39	0.45	39.94	8,975.6%	61,999.27	61,929.54	69.73	100.1%	61,980.00
<b>Expense</b>									
505 · Assoc. Mgt & Acct Fees	585.00	1,124.00	(539.00)	52.0%	9,613.00	13,078.00	(3,465.00)	73.5%	13,663.00
515 · Bank Service Charges	0.00	0.00	0.00	0.0%	0.00	2.00	(2.00)	0.0%	2.00
520 · Insurance-Liability	0.00	0.00	0.00	0.0%	4,895.00	4,895.00	0.00	100.0%	4,895.00
525 · Legal Services	0.00	0.00	0.00	0.0%	275.00	1,160.00	(885.00)	23.7%	1,160.00
535 · Communications/Office Expenses	0.00	55.00	(55.00)	0.0%	279.71	720.00	(440.29)	38.8%	775.00
540 · Website Communications	0.00	0.00	0.00	0.0%	361.54	108.00	253.54	334.8%	108.00
545 · Annual And Homeowner Meetings	0.00	0.00	0.00	0.0%	0.00	100.00	(100.00)	0.0%	100.00
550 · Water-Common Area	0.00	0.00	0.00	0.0%	34.90	0.00	34.90	100.0%	0.00
555 · Water-Clubhouse & Pool	66.76	67.12	(0.36)	99.5%	1,217.85	1,044.11	173.74	116.6%	1,100.00
560 · Electrical-Common Area	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
565 · Electrical-Clubhouse & Pool	116.92	183.94	(67.02)	63.6%	2,359.63	2,291.72	67.91	103.0%	2,400.00
570 · Property Taxes	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	2,220.00
605 · Tennis Court Maintenance	0.00	0.00	0.00	0.0%	0.00	250.00	(250.00)	0.0%	250.00
610 · Pool Maintenance	638.13	0.00	638.13	100.0%	8,063.73	7,454.35	609.38	108.2%	8,000.00
615 · Landscaping Maintenance	960.00	1,075.00	(115.00)	89.3%	21,007.00	11,825.00	9,182.00	177.6%	12,900.00
620 · General Maintenance	0.00	150.00	(150.00)	0.0%	0.00	1,850.00	(1,850.00)	0.0%	2,000.00
625 · Clubhouse Maintenance	0.00	68.26	(68.26)	0.0%	1,544.81	1,733.00	(188.19)	89.1%	1,800.00
<b>Total Expense</b>	<u>2,366.81</u>	<u>2,723.32</u>	<u>(356.51)</u>	<u>86.9%</u>	<u>49,652.17</u>	<u>46,511.18</u>	<u>3,140.99</u>	<u>106.8%</u>	<u>51,373.00</u>
<b>Net Ordinary Income</b>	(2,326.42)	(2,722.87)	396.45	85.4%	12,347.10	15,418.36	(3,071.26)	80.1%	10,607.00
<b>Other Income/Expense</b>									
<b>Other Expense</b>									
800 · Zierdt Road Fence Repair	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
<b>Total Other Expense</b>	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
<b>Net Other Income</b>	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
<b>Net Income</b>	<u>(2,326.42)</u>	<u>(2,722.87)</u>	<u>396.45</u>	<u>85.4%</u>	<u>12,347.10</u>	<u>15,418.36</u>	<u>(3,071.26)</u>	<u>80.1%</u>	<u>10,607.00</u>

**Mountain Brook of Madison Community  
Reconciliation Summary**  
**105 · Cash-General-Regions Bank, Period Ending 11/30/2022**

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	<u>Nov 30, 22</u>
<b>Beginning Balance</b>	14,804.44
<b>Cleared Transactions</b>	
Checks and Payments - 7 items	-2,386.16
Deposits and Credits - 1 item	40.00
	<u>-2,346.16</u>
<b>Total Cleared Transactions</b>	<u>-2,346.16</u>
<b>Cleared Balance</b>	<b><u>12,458.28</u></b>
<b>Register Balance as of 11/30/2022</b>	12,458.28
<b>New Transactions</b>	
Deposits and Credits - 13 items	5,600.00
	<u>5,600.00</u>
<b>Total New Transactions</b>	<u>5,600.00</u>
<b>Ending Balance</b>	<b><u>18,058.28</u></b>

**Mountain Brook of Madison Community**  
**Reconciliation Summary**  
**110 · Cash-Regions-Capital Reserve, Period Ending 11/30/2022**

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	<u>Nov 30, 22</u>
Beginning Balance	49,343.92
Cleared Transactions	
Deposits and Credits - 1 item	<u>0.39</u>
Total Cleared Transactions	<u>0.39</u>
Cleared Balance	<u><b>49,344.31</b></u>
Register Balance as of 11/30/2022	49,344.31
Ending Balance	49,344.31

# Mountain Brook of Madison Community

## Expense Detail-Cash Basis

As of November 30, 2022

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Paid Amount</u>	<u>Balance</u>
<b>390 · Retained Earnings</b>							<b>1,164,040.59</b>
Total 390 · Retained Earnings							1,164,040.59
<b>505 · Assoc. Mgt &amp; Acct Fees</b>							<b>0.00</b>
Check		01/03/2022		Hughes Properties, Inc	January Monthly Services	539.00	539.00
Check		01/12/2022		Seaman, Shinkunas & Lindgren, PC	January Monthly Services	585.00	1,124.00
Check		02/04/2022		Seaman, Shinkunas & Lindgren, PC	February Monthly Services	585.00	1,709.00
Check		02/09/2022		Hughes Properties, Inc	February Monthly Services	539.00	2,248.00
Check		03/03/2022		Seaman, Shinkunas & Lindgren, PC	March Monthly Services	585.00	2,833.00
Check		04/14/2022		Jonathan Pierce	March Covenant Services	350.00	3,183.00
Check		04/14/2022		Seaman, Shinkunas & Lindgren, PC	April Monthly Services	585.00	3,768.00
Check		05/13/2022		Jonathan Pierce	April Covenant Services	350.00	4,118.00
Check		05/13/2022		Seaman, Shinkunas & Lindgren, PC	May Monthly Services	585.00	4,703.00
Check		06/10/2022		Seaman, Shinkunas & Lindgren, PC	June Monthly Services	585.00	5,288.00
Check		06/27/2022		Jonathan Pierce	May Covenant Services	350.00	5,638.00
Check		07/01/2022		Seaman, Shinkunas & Lindgren, PC	July Monthly Services	585.00	6,223.00
Deposit		07/14/2022		Jonathan Pierce	Uncashed check returned	(350.00)	5,873.00
Check		07/14/2022		Jonathan Pierce	June Covenant Services	350.00	6,223.00
Check		07/28/2022		Jonathan Pierce	March replacement check	350.00	6,573.00
Check		08/04/2022		Seaman, Shinkunas & Lindgren, PC	August Monthly Services	585.00	7,158.00
Check		08/11/2022		Jonathan Pierce	July Covenant Services	350.00	7,508.00
Check		09/01/2022		Seaman, Shinkunas & Lindgren, PC	September Monthly Services	585.00	8,093.00
Check		09/15/2022		Jonathan Pierce	August 2022	350.00	8,443.00
Check		10/03/2022		Seaman, Shinkunas & Lindgren, PC	October Monthly Services	585.00	9,028.00
Check		11/10/2022		Seaman, Shinkunas & Lindgren, PC	November Monthly Services	585.00	9,613.00
Total 505 · Assoc. Mgt & Acct Fees						9,613.00	9,613.00
<b>520 · Insurance-Liability</b>							<b>0.00</b>
General Journal		01/01/2022	2022-04	Nationwide Insurance	to record 2022 insurance premium	4,895.00	4,895.00
Total 520 · Insurance-Liability						4,895.00	4,895.00
<b>525 · Legal Services</b>							<b>0.00</b>
Check		03/03/2022		Heard Ary, LLC	Research covenants and by-laws	275.00	275.00
Total 525 · Legal Services						275.00	275.00
<b>535 · Communications/Office Expenses</b>							<b>0.00</b>
Check		01/03/2022		Hughes Properties, Inc	November supplies and postage	13.93	13.93
Check		02/09/2022		Hughes Properties, Inc	Annual Supplies	173.83	187.76
Deposit		02/24/2022	26277	Hughes Properties, Inc	Refunded annual supplies	(132.68)	55.08
Check		05/23/2022		Jonathan Pierce	Postage expenses	90.31	145.39
Check		05/24/2022	995705	Ellen Vollers	Envelopes, stamps, and mailbox numbers	134.32	279.71
Total 535 · Communications/Office Expenses						279.71	279.71

# Mountain Brook of Madison Community

## Expense Detail-Cash Basis

As of November 30, 2022

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Paid Amount</u>	<u>Balance</u>
<b>540 · Website Communications</b>							<b>0.00</b>
	Check	08/11/2022		Damon Dougherty	Domain renewal	261.54	261.54
	Check	08/25/2022		Damon Dougherty	For services provided.	100.00	361.54
Total 540 · Website Communications						361.54	361.54
<b>550 · Water-Common Area</b>							<b>0.00</b>
	Check	07/25/2022		Madison Water	Service Provided 02/01/2021 - 06/29/2022	17.45	17.45
	Check	07/25/2022		Madison Water	Service Provided 02/01/2021 - 06/29/2022	17.45	34.90
Total 550 · Water-Common Area						34.90	34.90
<b>555 · Water-Clubhouse &amp; Pool</b>							<b>0.00</b>
	Check	01/21/2022		Madison Water	Service Provided 11/29/221 - 12/29/2021	53.64	53.64
	Check	02/25/2022		Madison Water	Service Provided 12/29/2021 - 01/27/2022	54.76	108.40
	Check	03/23/2022		Madison Water	Service Provided 01/27/2022 - 02/28/2022	53.64	162.04
	Check	04/25/2022		Madison Water	Bill not received	53.64	215.68
	Check	05/24/2022		Madison Water	Service Provided 03/29/2022 - 04/28/2022	67.12	282.80
	Check	06/28/2022		Madison Water	Service Provided 04/28/2022 - 05/31/2022	237.68	520.48
	Check	07/25/2022		Madison Water	Service Provided 05/31/2022 - 06/29/2022	253.39	773.87
	Check	08/23/2022		Madison Water	Service Provided 06/29/2022 - 07/28/2022	147.90	921.77
	Check	09/29/2022		Madison Water	Service Provided 07/28/2022 - 08/30/2022	131.07	1,052.84
	Check	10/27/2022		Madison Water	Service Provided 08/30/2022 - 09/28/2022	98.25	1,151.09
	Check	11/23/2022		Madison Water	Service Provided 09/28/2022 - 10/27/2022	66.76	1,217.85
Total 555 · Water-Clubhouse & Pool						1,217.85	1,217.85
<b>565 · Electrical-Clubhouse &amp; Pool</b>							<b>0.00</b>
	Check	01/13/2022		Huntsville Utilities	Present Read Date 12/28/2021	105.22	105.22
	Check	02/16/2022		Huntsville Utilities	Present Read Date 01/28/2021	147.53	252.75
	Check	03/16/2022		Huntsville Utilities	Present Read Date 02/25/2022	120.02	372.77
	Check	04/13/2022		Huntsville Utilities	Present Read Date 03/25/2022	102.46	475.23
	Check	05/18/2022		Huntsville Utilities	Present Read Date 04/28/2022	114.17	589.40
	Check	06/15/2022		Huntsville Utilities	Present Read Date 05/26/2022	264.82	854.22
	Check	07/14/2022		Huntsville Utilities	Present Read Date 06/27/2022	338.25	1,192.47
	Check	08/17/2022		Huntsville Utilities	Present Read Date 07/28/2022	366.32	1,558.79
	Check	09/14/2022		Huntsville Utilities	Present Read Date 08/25/2022	337.21	1,896.00
	Check	10/17/2022		Huntsville Utilities	Present Read Date 09/28/2022	346.71	2,242.71
	Check	11/16/2022		Huntsville Utilities	Present Read Date 10/27/2022	116.92	2,359.63
Total 565 · Electrical-Clubhouse & Pool						2,359.63	2,359.63

# Mountain Brook of Madison Community

## Expense Detail-Cash Basis

As of November 30, 2022

610 · Pool Maintenance	Type	Date	Num	Name	Memo	Paid Amount	Balance
							0.00
	Check	01/28/2022		Anders Pool Company, Inc	Services for the Month of December	184.17	184.17
	Check	02/09/2022		Anders Pool Company, Inc	Services for the Month of January	189.18	373.35
	Check	03/10/2022		Anders Pool Company, Inc	Services for the Month of February	176.12	549.47
	Check	04/14/2022		Anders Pool Company, Inc	Services for the Month of March	208.79	758.26
	Check	05/31/2022		Holley Hushniryk	Pool Umbrellas	941.73	1,699.99
	Check	06/03/2022		Anders Pool Company, Inc	Services for the Month of April	801.26	2,501.25
	Check	06/09/2022		Merishna Tousignant	May and June pool attendant	356.00	2,857.25
	Check	07/01/2022		Merishna Tousignant	July pool attendant	200.00	3,057.25
	Check	07/08/2022		Anders Pool Company, Inc	Services for the Month of May	790.31	3,847.56
	Check	08/04/2022		Merishna Tousignant	August pool attendant	200.00	4,047.56
	Check	09/01/2022		Merishna Tousignant	September pool attendant	200.00	4,247.56
	Check	09/02/2022		Anders Pool Company, Inc	Services for the Month of June	999.98	5,247.54
	Check	09/22/2022		Anders Pool Company, Inc	Services for the Month of July	1,003.26	6,250.80
	Check	09/29/2022		Anders Pool Company, Inc	Services for the Month of August	1,155.45	7,406.25
	Check	10/07/2022		Merishna Tousignant	October pool attendant	19.35	7,425.60
	Check	11/04/2022		Anders Pool Company, Inc	Services for the Month of September	638.13	8,063.73
Total 610 · Pool Maintenance						8,063.73	8,063.73
<b>615 · Landscaping Maintenance</b>							<b>0.00</b>
	Check	01/12/2022		Lawn Doctor	2022 Prepaid weed and lime treatments	1,584.00	1,584.00
	Check	01/18/2022		Chuck Famer Landscaping	Services for the Month of December	888.00	2,472.00
	Check	01/27/2022		New Leaf Landscaping	Remove Tree	650.00	3,122.00
	Check	01/27/2022		New Leaf Landscaping	Remove two crape myrtles	1,100.00	4,222.00
	Check	02/04/2022		New Leaf Landscaping	January Monthly Service	900.00	5,122.00
	Check	03/01/2022		New Leaf Landscaping	February Monthly Service	900.00	6,022.00
	Check	03/17/2022		New Leaf Landscaping	Sod installation and plants for entrances	2,250.00	8,272.00
	Check	04/15/2022		New Leaf Landscaping	March Monthly Service	900.00	9,172.00
	Check	04/28/2022		Lawn Doctor	Soil Enrichment - overpayment	157.50	9,329.50
	Check	05/02/2022		New Leaf Landscaping	April Monthly Service	900.00	10,229.50
	Check	06/10/2022		New Leaf Landscaping	May Monthly Services	900.00	11,129.50
	Check	06/13/2022	1474	New Leaf Landscaping	Bermuda sod installation	900.00	12,029.50
	Check	07/01/2022		New Leaf Landscaping	June Monthly Services	900.00	12,929.50
	Deposit	07/28/2022		Lawn Doctor	Refund of overpayment	(157.50)	12,772.00
	Check	08/04/2022		New Leaf Landscaping	July monthly services	900.00	13,672.00
	Check	09/02/2022		New Leaf Landscaping	August monthly services	900.00	14,572.00
	Check	09/19/2022	1475	New Leaf Landscaping	Zoysia Installation	2,600.00	17,172.00
	Check	10/12/2022	1476	New Leaf Landscaping	Sod Install	700.00	17,872.00
	Check	10/13/2022	1477	New Leaf Landscaping	September monthly services	900.00	18,772.00
	Check	10/17/2022		New Leaf Landscaping	October monthly services	900.00	19,672.00
	Check	10/28/2022		Chris Keeney <	Maple Tree trimming - reimbursement	375.00	20,047.00
	Check	11/10/2022		New Leaf Landscaping	October monthly services	900.00	20,947.00
	Check	11/30/2022	995745	Chris Keeney <	Reimbursement for water usage for sod laid	60.00	21,007.00
Total 615 · Landscaping Maintenance						21,007.00	21,007.00



# Mountain Brook of Madison Community

## Expense Detail-Cash Basis

As of November 30, 2022

625 - Clubhouse Maintenance	Type	Date	Num	Name	Memo	Paid Amount	Balance
							0.00
	Check	01/04/2022		Brinks Home Security	Quarterly monitoring	95.85	95.85
	Check	03/14/2022	995692	Cooks Pest Control	Quarterly maintenance	67.00	162.85
	Check	04/04/2022		Brinks Home Security	Quarterly monitoring	102.09	264.94
	Check	06/09/2022		Merishna Tousignant	Bathroom cleaning	285.69	550.63
	Check	06/10/2022		Cooks Pest Control	Pre-paid monthly maintenance	456.00	1,006.63
	Check	06/15/2022	995712	Cooks Pest Control	Quarterly maintenance	67.00	1,073.63
	Check	07/05/2022		Brinks Home Security	Quarterly monitoring	102.09	1,175.72
	Check	07/15/2022	995720	Merishna Tousignant	June Cleaning	100.00	1,275.72
	Check	08/15/2022	995728	Merishna Tousignant	July Cleaning	100.00	1,375.72
	Check	09/21/2022	995734	Cooks Pest Control	Quarterly maintenance	67.00	1,442.72
	Check	10/03/2022		Brinks Home Security	Quarterly monitoring	102.09	1,544.81
Total 625 - Clubhouse Maintenance						1,544.81	1,544.81
<b>TOTAL</b>						<b>49,652.17</b>	<b>1,213,692.76</b>