

# Brighton East Farms Homeowners Association

Run Date: 02/28/2023

Run Time: 09:00 PM

## FUND BALANCE SHEET

As of: 01/31/2023

### Assets

Account	Operating	Reserves	Total
<b>Asset</b>			
10002-000 AAB Checking 4523	\$121,974.22	\$0.00	\$121,974.22
10005-000 AAB Checking (CCH)	\$216,014.44	\$0.00	\$216,014.44
10500-000 AAB MM Reserve 5763	\$0.00	\$40,008.75	\$40,008.75
10900-000 AAB MM (CCH)	\$0.00	\$57,108.56	\$57,108.56
12000-000 Accounts Receivable	\$99,642.47	\$0.00	\$99,642.47
12200-000 Inter Fund A/R from Operating	\$0.00	(\$1,510.39)	(\$1,510.39)
13000-000 Pre-paid Insurance	\$8,449.00	\$0.00	\$8,449.00
<b>Asset Total</b>	<b>\$446,080.13</b>	<b>\$95,606.92</b>	<b>\$541,687.05</b>
<b>Total Assets:</b>	<b>\$446,080.13</b>	<b>\$95,606.92</b>	<b>\$541,687.05</b>

### Liabilities

Account	Operating	Reserves	Total
<b>Liability</b>			
20100-000 Accounts Payable	\$34,822.44	\$0.00	\$34,822.44
20300-000 AP Other - CO Pay Back	\$189.12	\$0.00	\$189.12
20301-000 Homeowner Refunds	(\$275.00)	\$0.00	(\$275.00)
20400-000 Inter Fund A/P to Reserves	(\$1,510.39)	\$0.00	(\$1,510.39)
21200-000 Prepaid Owner Assessments	\$73,313.56	\$0.00	\$73,313.56
<b>Liability Total</b>	<b>\$106,539.73</b>	<b>\$0.00</b>	<b>\$106,539.73</b>
<b>Total Liabilities:</b>	<b>\$106,539.73</b>	<b>\$0.00</b>	<b>\$106,539.73</b>

### Equity

Account	Operating	Reserves	Total
<b>Reserves</b>			
30033-000 Reserves	\$0.00	\$81,713.90	\$81,713.90
<b>Reserves Total</b>	<b>\$0.00</b>	<b>\$81,713.90</b>	<b>\$81,713.90</b>
<b>Members Equity</b>			
35000-000 Fund Balance	\$230,278.84	\$0.00	\$230,278.84
<b>Members Equity Total</b>	<b>\$230,278.84</b>	<b>\$0.00</b>	<b>\$230,278.84</b>
Current Year Net Income/(Loss)	\$109,261.56	\$13,893.02	\$123,154.58
<b>Total Equity:</b>	<b>\$339,540.40</b>	<b>\$95,606.92</b>	<b>\$435,147.32</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$446,080.13</b>	<b>\$95,606.92</b>	<b>\$541,687.05</b>

# Brighton East Farms Homeowners Association

Run Date: 02/28/2023  
Run Time: 09:00 PM

## INCOME STATEMENT

Operating

Start: 01/01/2023 | End: 01/31/2023

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
40001-000 Monthly Assessment	51,610.00	51,740.00	(130.00)	516,165.00	517,400.00	(1,235.00)	620,880.00
40300-000 Late Charges & Interest	0.00	0.00	0.00	4,717.04	0.00	4,717.04	0.00
40301-000 NSF Check Charge	0.00	0.00	0.00	40.00	0.00	40.00	0.00
40303-000 AR Processing Income	0.00	1,083.33	(1,083.33)	5,820.00	10,833.30	(5,013.30)	13,000.00
40500-000 Legal Income	0.00	83.33	(83.33)	2,500.00	833.30	1,666.70	1,000.00
40600-000 Fines	0.00	0.00	0.00	11,125.00	0.00	11,125.00	0.00
40900-000 Interest from Checking	2.45	0.00	2.45	38.82	0.00	38.82	0.00
41000-000 Miscellaneous Income	0.00	0.00	0.00	(1.66)	0.00	(1.66)	0.00
41300-000 Bad Debts	0.00	(250.00)	250.00	(307.15)	(2,500.00)	2,192.85	(3,000.00)
45100-000 BPMD Reimbursement	0.00	20,000.00	(20,000.00)	12,324.66	80,000.00	(67,675.34)	80,000.00
45105-000 Parkside Reimbursement	0.00	1,625.00	(1,625.00)	180.94	6,500.00	(6,319.06)	6,500.00
<b>Income Total</b>	<b>51,612.45</b>	<b>74,281.66</b>	<b>(22,669.21)</b>	<b>552,602.65</b>	<b>613,066.60</b>	<b>(60,463.95)</b>	<b>718,380.00</b>
<b>Total Income</b>	<b>51,612.45</b>	<b>74,281.66</b>	<b>(22,669.21)</b>	<b>552,602.65</b>	<b>613,066.60</b>	<b>(60,463.95)</b>	<b>718,380.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>General &amp; Administrative</b>							
50001-000 Community Events	0.00	125.00	125.00	1,239.82	1,250.00	10.18	1,500.00
50005-000 Administrative Expenses	93.60	1,182.08	1,088.48	18,741.20	11,820.80	(6,920.40)	14,185.00
50009-000 Website	501.94	62.50	(439.44)	1,141.94	625.00	(516.94)	750.00
50010-000 Audit & Tax Services	0.00	0.00	0.00	7,230.00	350.00	(6,880.00)	350.00
50015-000 Legal	132.00	179.17	47.17	4,175.00	1,791.70	(2,383.30)	2,150.00
50020-000 Management Fee	3,006.50	2,700.00	(306.50)	31,726.00	27,000.00	(4,726.00)	32,400.00
50025-000 Insurance Premiums	0.00	0.00	0.00	0.00	0.00	0.00	12,211.00
50031-000 Income Tax	0.00	0.00	0.00	330.00	0.00	(330.00)	0.00
50036-000 Bank Charges	0.00	41.67	41.67	278.85	416.70	137.85	500.00
50038-000 AR Process Collection	0.00	1,083.33	1,083.33	8,685.00	10,833.30	2,148.30	13,000.00
50044-000 Reserve Study	0.00	0.00	0.00	0.00	3,500.00	3,500.00	3,500.00
50070-000 Credit Reporting	991.86	500.00	(491.86)	3,471.51	5,000.00	1,528.49	6,000.00
<b>General &amp; Administrative Total</b>	<b>4,725.90</b>	<b>5,873.75</b>	<b>1,147.85</b>	<b>77,019.32</b>	<b>62,587.50</b>	<b>(14,431.82)</b>	<b>86,546.00</b>
<b>Utilities</b>							
52001-000 Water	1,366.91	16,000.00	14,633.09	84,684.21	160,000.00	75,315.79	192,000.00
52005-000 Electric	22.38	358.33	335.95	2,697.83	3,583.30	885.47	4,300.00
<b>Utilities Total</b>	<b>1,389.29</b>	<b>16,358.33</b>	<b>14,969.04</b>	<b>87,382.04</b>	<b>163,583.30</b>	<b>76,201.26</b>	<b>196,300.00</b>
<b>Maintenance</b>							
54004-000 Trash Collection	0.00	8,750.00	8,750.00	55,588.53	87,500.00	31,911.47	105,000.00
54005-000 Snow Removal	5,257.00	3,000.00	(2,257.00)	5,257.00	9,000.00	3,743.00	15,000.00
54010-000 Grounds Maintenance Contract	12,845.72	8,563.83	(4,281.89)	89,920.04	85,638.30	(4,281.74)	102,766.00
54020-000 Irrigation Repairs	12,725.32	0.00	(12,725.32)	20,135.74	45,000.00	24,864.26	45,000.00
54025-000 Common Area Maintenance	227.89	958.33	730.44	5,538.42	9,583.30	4,044.88	11,500.00
54055-000 Trees & Shrubs	0.00	2,500.00	2,500.00	0.00	25,000.00	25,000.00	30,000.00
54062-000 Lighting	0.00	422.33	422.33	0.00	4,223.30	4,223.30	5,068.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Maintenance Total</b>	<b>31,055.93</b>	<b>24,194.49</b>	<b>(6,861.44)</b>	<b>176,439.73</b>	<b>265,944.90</b>	<b>89,505.17</b>	<b>314,334.00</b>
<b>Reimbursable Expenses</b>							
60400-000 Legal Expense Billed to H.O.	0.00	100.00	100.00	2,500.00	1,000.00	(1,500.00)	1,200.00
<b>Reimbursable Expenses Total</b>	<b>0.00</b>	<b>100.00</b>	<b>100.00</b>	<b>2,500.00</b>	<b>1,000.00</b>	<b>(1,500.00)</b>	<b>1,200.00</b>
<b>Reserve Allocations</b>							
80033-000 Transfer to Reserves	10,000.00	10,000.00	0.00	100,000.00	100,000.00	0.00	120,000.00
<b>Reserve Allocations Total</b>	<b>10,000.00</b>	<b>10,000.00</b>	<b>0.00</b>	<b>100,000.00</b>	<b>100,000.00</b>	<b>0.00</b>	<b>120,000.00</b>
<b>Total Expense</b>	<b>47,171.12</b>	<b>56,526.57</b>	<b>9,355.45</b>	<b>443,341.09</b>	<b>593,115.70</b>	<b>149,774.61</b>	<b>718,380.00</b>
<b>Net Income</b>	<b>4,441.33</b>	<b>17,755.09</b>	<b>(13,313.76)</b>	<b>109,261.56</b>	<b>19,950.90</b>	<b>89,310.66</b>	<b>0.00</b>

# Brighton East Farms Homeowners Association

Run Date: 02/28/2023

Run Time: 09:00 PM

## INCOME STATEMENT

Reserves

Start: 01/01/2023 | End: 01/31/2023

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Reserve Income</b>							
49990-100 Reserve Fund Interest - Reserv...	3.86	0.00	3.86	90.02	0.00	90.02	0.00
49999-100 Transfer From Operating - Rese...	10,000.00	10,000.00	0.00	100,000.00	100,000.00	0.00	120,000.00
<b>Reserve Income Total</b>	<b>10,003.86</b>	<b>10,000.00</b>	<b>3.86</b>	<b>100,090.02</b>	<b>100,000.00</b>	<b>90.02</b>	<b>120,000.00</b>
<b>Total Income</b>	<b>10,003.86</b>	<b>10,000.00</b>	<b>3.86</b>	<b>100,090.02</b>	<b>100,000.00</b>	<b>90.02</b>	<b>120,000.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Reserve Expenses</b>							
90009-100 Sprinkler/Irrigation - Reserve...	0.00	0.00	0.00	9,437.50	0.00	(9,437.50)	0.00
90021-100 Landscaping - Reserves	0.00	0.00	0.00	76,749.50	0.00	(76,749.50)	0.00
90122-100 Miscellaneous - Reserves	0.00	0.00	0.00	10.00	0.00	(10.00)	0.00
<b>Reserve Expenses Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>86,197.00</b>	<b>0.00</b>	<b>(86,197.00)</b>	<b>0.00</b>
<b>Total Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>86,197.00</b>	<b>0.00</b>	<b>(86,197.00)</b>	<b>0.00</b>
<b>Net Income</b>	<b>10,003.86</b>	<b>10,000.00</b>	<b>3.86</b>	<b>13,893.02</b>	<b>100,000.00</b>	<b>(86,106.98)</b>	<b>120,000.00</b>