

Briar Heights Homeowner Assoc.

Run Date: 02/28/2024

Run Time: 09:02 PM

FUND BALANCE SHEET

As of: 01/31/2024

Assets

Account	Operating	Reserves	Total
Asset			
10002-000 AAB Checking 8702	\$12,747.19	\$0.00	\$12,747.19
10800-000 Edward Jones	\$0.00	\$27,996.59	\$27,996.59
12000-000 Accounts Receivable	\$11,027.91	\$0.00	\$11,027.91
12001-000 Allowance-Doubtful Accounts	(\$7,000.00)	\$0.00	(\$7,000.00)
12200-000 Inter Fund AR from OP	\$0.00	\$12,000.00	\$12,000.00
13000-000 Pre-paid Insurance	\$3,915.75	\$0.00	\$3,915.75
Asset Total	\$20,690.85	\$39,996.59	\$60,687.44
Total Assets:	\$20,690.85	\$39,996.59	\$60,687.44

Liabilities

Account	Operating	Reserves	Total
Liability			
20100-000 Accounts Payable	\$3,343.66	\$0.00	\$3,343.66
20400-000 Inter Fund AP to RES	\$12,000.00	\$0.00	\$12,000.00
21200-000 Prepaid Owner Assessments	\$19,085.17	\$0.00	\$19,085.17
Liability Total	\$34,428.83	\$0.00	\$34,428.83
Total Liabilities:	\$34,428.83	\$0.00	\$34,428.83

Equity

Account	Operating	Reserves	Total
Reserves			
30033-000 Reserves	\$0.00	\$28,263.54	\$28,263.54
Reserves Total	\$0.00	\$28,263.54	\$28,263.54
Members Equity			
35000-000 Fund Balance	(\$14,572.28)	\$0.00	(\$14,572.28)
35001-000 Working Capital	\$0.00	\$11,599.50	\$11,599.50
35003-000 Edward Jones Change Val 1412	\$0.00	\$40.55	\$40.55
Members Equity Total	(\$14,572.28)	\$11,640.05	(\$2,932.23)
Current Year Net Income/(Loss)	\$834.30	\$93.00	\$927.30
Total Equity:	(\$13,737.98)	\$39,996.59	\$26,258.61
Total Liabilities & Equity	\$20,690.85	\$39,996.59	\$60,687.44

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INCOME STATEMENT

Operating

Start: 01/01/2024 | End: 01/31/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
40001-000 Monthly Assessments	10,464.00	10,464.00	0.00	10,464.00	10,464.00	0.00	125,568.00
40300-000 Late Charges & Interest	(106.84)	0.00	(106.84)	(106.84)	0.00	(106.84)	0.00
40900-000 Interest from Checking	0.31	0.00	0.31	0.31	0.00	0.31	0.00
Income Total	10,357.47	10,464.00	(106.53)	10,357.47	10,464.00	(106.53)	125,568.00
Total Income	10,357.47	10,464.00	(106.53)	10,357.47	10,464.00	(106.53)	125,568.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
50005-000 Administrative Expenses	581.32	333.33	(247.99)	581.32	333.33	(247.99)	4,000.00
50009-000 Web Site Maintenance	80.00	80.00	0.00	80.00	80.00	0.00	960.00
50010-000 Accounting	0.00	0.00	0.00	0.00	0.00	0.00	300.00
50015-000 Legal	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
50020-000 Management Fee	2,125.50	2,125.50	0.00	2,125.50	2,125.50	0.00	25,506.00
50025-000 Insurance Premiums	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
50038-000 AR Process Collection	230.00	166.67	(63.33)	230.00	166.67	(63.33)	2,000.00
General & Administrative Total	3,016.82	2,788.83	(227.99)	3,016.82	2,788.83	(227.99)	41,266.00
Utilities							
52001-000 Water	36.52	35.00	(1.52)	36.52	35.00	(1.52)	9,500.00
52005-000 Electric	0.00	31.25	31.25	0.00	31.25	31.25	375.00
Utilities Total	36.52	66.25	29.73	36.52	66.25	29.73	9,875.00
Maintenance							
54004-000 Trash Removal	3,895.17	3,916.67	21.50	3,895.17	3,916.67	21.50	47,000.00
54005-000 Snow Removal	400.00	800.00	400.00	400.00	800.00	400.00	3,000.00
54010-000 Lawn Care	1,650.00	0.00	(1,650.00)	1,650.00	0.00	(1,650.00)	20,000.00
54020-000 Sprinkler Repairs	0.00	0.00	0.00	0.00	0.00	0.00	511.00
54025-000 Common Area Maintenance	431.66	208.33	(223.33)	431.66	208.33	(223.33)	2,500.00
54063-000 Fence Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Maintenance Total	6,376.83	4,925.00	(1,451.83)	6,376.83	4,925.00	(1,451.83)	73,311.00
Reserve Allocations							
80033-000 Transfer to Reserves	93.00	93.00	0.00	93.00	93.00	0.00	1,116.00
Reserve Allocations Total	93.00	93.00	0.00	93.00	93.00	0.00	1,116.00
Total Expense	9,523.17	7,873.08	(1,650.09)	9,523.17	7,873.08	(1,650.09)	125,568.00
Net Income	834.30	2,590.92	(1,756.62)	834.30	2,590.92	(1,756.62)	0.00

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INCOME STATEMENT

Reserves

Start: 01/01/2024 | End: 01/31/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
49999-100 Transfer from Operating	93.00	93.00	0.00	93.00	93.00	0.00	1,116.00
Reserve Income Total	93.00	93.00	0.00	93.00	93.00	0.00	1,116.00
Total Income	93.00	93.00	0.00	93.00	93.00	0.00	1,116.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	93.00	93.00	0.00	93.00	93.00	0.00	1,116.00