

Brighton East Farms Homeowners Association

Run Date: 04/29/2025
Run Time: 04:03 PM

FUND BALANCE SHEET

As of: 01/31/2025

Assets

Account	Operating	Reserves	Total
Asset			
10002 AAB Checking 4523	\$196,379.90	\$0.00	\$196,379.90
10500 AAB MM Reserve 5763	\$0.00	\$298,785.43	\$298,785.43
12000 Accounts Receivable	\$77,610.95	\$0.00	\$77,610.95
12009 A/R Parkside at BEF	(\$396.61)	\$0.00	(\$396.61)
13000 Pre-paid Insurance	\$8,449.00	\$0.00	\$8,449.00
Asset Total	\$282,043.24	\$298,785.43	\$580,828.67
Total Assets:	\$282,043.24	\$298,785.43	\$580,828.67

Liabilities

Account	Operating	Reserves	Total
Liability			
20100 Accounts Payable	\$11,153.86	\$0.00	\$11,153.86
20300 AP Other - CO Pay Back	\$189.12	\$0.00	\$189.12
21200 Prepaid Owner Assessments	\$90,110.82	\$0.00	\$90,110.82
Liability Total	\$101,453.80	\$0.00	\$101,453.80
Total Liabilities:	\$101,453.80	\$0.00	\$101,453.80

Equity

Account	Operating	Reserves	Total
Reserves			
30033 Reserves	\$0.00	\$150,044.66	\$150,044.66
Reserves Total	\$0.00	\$150,044.66	\$150,044.66
Members Equity			
35000 Fund Balance	\$297,553.80	\$0.00	\$297,553.80
Members Equity Total	\$297,553.80	\$0.00	\$297,553.80
Current Year Net Income/(Loss)	(\$41,964.36)	\$73,740.77	\$31,776.41
Total Equity:	\$255,589.44	\$223,785.43	\$479,374.87
Total Liabilities & Equity	\$357,043.24	\$223,785.43	\$580,828.67

Brighton East Farms Homeowners Association

Run Date: 04/29/2025
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INCOME STATEMENT

Operating

Start: 01/01/2025 | End: 01/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
40001 Monthly Assessment	51,642.50	51,642.50	0.00	516,425.00	516,425.00	0.00	619,710.00
40300 Late Charges & Interest	1,276.00	0.00	1,276.00	12,872.79	0.00	12,872.79	0.00
40301 NSF Check Charge	100.00	0.00	100.00	520.00	0.00	520.00	0.00
40405 Collection/Lien Income	2,250.00	0.00	2,250.00	19,100.00	0.00	19,100.00	0.00
40500 Legal Income	124.00	0.00	124.00	9,510.44	0.00	9,510.44	0.00
40600 Fines	0.00	0.00	0.00	2,749.97	0.00	2,749.97	0.00
40900 Interest from Checking	3.77	0.00	3.77	46.36	0.00	46.36	0.00
41000 Miscellaneous Income	171.70	0.00	171.70	1,866.70	0.00	1,866.70	0.00
41300 Bad Debts	0.00	0.00	0.00	(2,641.80)	0.00	(2,641.80)	0.00
45100 Bromley Park Metro #2	54,216.42	20,000.00	34,216.42	85,568.46	90,000.00	(4,431.54)	90,000.00
Income Total	109,784.39	71,642.50	38,141.89	646,017.92	606,425.00	39,592.92	709,710.00
Total Income	109,784.39	71,642.50	38,141.89	646,017.92	606,425.00	39,592.92	709,710.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
50001 Community Events	0.00	250.00	250.00	1,716.49	2,500.00	783.51	3,000.00
50005 Administrative Expenses	847.52	1,250.00	402.48	7,427.68	12,500.00	5,072.32	15,000.00
50009 Website	80.00	125.00	45.00	800.00	1,250.00	450.00	1,500.00
50010 Audit & Tax Services	0.00	0.00	0.00	330.00	4,000.00	3,670.00	4,000.00
50014 Legal/Collections	0.00	0.00	0.00	149.86	0.00	(149.86)	0.00
50015 Legal	200.00	833.33	633.33	7,121.89	8,333.30	1,211.41	10,000.00
50020 Management Fee	3,225.00	3,225.00	0.00	32,250.00	32,250.00	0.00	38,700.00
50025 Insurance Premiums	0.00	0.00	0.00	8,571.00	14,000.00	5,429.00	14,000.00
50038 AR Process Collection	2,430.00	0.00	(2,430.00)	13,610.00	0.00	(13,610.00)	0.00
50044 Reserve Study	0.00	0.00	0.00	1,880.00	3,500.00	1,620.00	3,500.00
General & Administrative Total	6,782.52	5,683.33	(1,099.19)	73,856.92	78,333.30	4,476.38	89,700.00
Utilities							
52001 Water	1,437.31	10,775.83	9,338.52	114,361.74	107,758.30	(6,603.44)	129,310.00
52005 Electric	335.09	416.67	81.58	3,364.87	4,166.70	801.83	5,000.00
Utilities Total	1,772.40	11,192.50	9,420.10	117,726.61	111,925.00	(5,801.61)	134,310.00
Maintenance							
54004 Trash Collection	15,047.35	10,833.33	(4,214.02)	120,980.87	108,333.30	(12,647.57)	130,000.00
54005 Snow Removal	4,772.50	3,750.00	(1,022.50)	4,772.50	14,500.00	9,727.50	20,000.00
54010 Grounds Maintenance Contract	0.00	10,833.33	10,833.33	132,880.00	108,333.30	(24,546.70)	130,000.00
54020 Irrigation Repairs	0.00	2,083.33	2,083.33	74,049.87	20,833.30	(53,216.57)	25,000.00
54025 Common Area Maintenance	708.94	1,666.67	957.73	26,079.07	16,666.70	(9,412.37)	20,000.00
54055 Trees & Shrubs	0.00	2,500.00	2,500.00	4,820.00	25,000.00	20,180.00	30,000.00
54062 Lighting	0.00	416.67	416.67	0.00	4,166.70	4,166.70	5,000.00
Maintenance Total	20,528.79	32,083.33	11,554.54	363,582.31	297,833.30	(65,749.01)	360,000.00
Reimbursable Expenses							

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
60100 Miscellaneous Expenses	0.00	0.00	0.00	1,750.00	0.00	(1,750.00)	0.00
60400 Legal Expense Billed to H.O.	124.00	250.00	126.00	9,491.44	2,500.00	(6,991.44)	3,000.00
60450 Collection/Lien Exp. Billed to H.O...	2,050.00	0.00	(2,050.00)	19,325.00	0.00	(19,325.00)	0.00
Reimbursable Expenses Total	2,174.00	250.00	(1,924.00)	30,566.44	2,500.00	(28,066.44)	3,000.00
Reserve Allocations							
80033 Transfer to Reserves	10,225.00	10,225.00	0.00	102,250.00	102,250.00	0.00	122,700.00
Reserve Allocations Total	10,225.00	10,225.00	0.00	102,250.00	102,250.00	0.00	122,700.00
Total Expense	41,482.71	59,434.16	17,951.45	687,982.28	592,841.60	(95,140.68)	709,710.00
Net Income	68,301.68	12,208.34	56,093.34	(41,964.36)	13,583.40	(55,547.76)	0.00

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INCOME STATEMENT

Reserves

Start: 01/01/2025 | End: 01/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
49990 Reserve Fund Interest	110.88	0.00	110.88	756.40	0.00	756.40	0.00
49999 Transfer From Operating	10,225.00	10,225.00	0.00	102,250.00	102,250.00	0.00	122,700.00
Reserve Income Total	10,335.88	10,225.00	110.88	103,006.40	102,250.00	756.40	122,700.00
Total Income	10,335.88	10,225.00	110.88	103,006.40	102,250.00	756.40	122,700.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Expenses							
90009 Sprinkler/Irrigation	0.00	0.00	0.00	27,055.63	0.00	(27,055.63)	0.00
90011 Entry Sign	0.00	0.00	0.00	2,210.00	0.00	(2,210.00)	0.00
Reserve Expenses Total	0.00	0.00	0.00	29,265.63	0.00	(29,265.63)	0.00
Total Expense	0.00	0.00	0.00	29,265.63	0.00	(29,265.63)	0.00
Net Income	10,335.88	10,225.00	110.88	73,740.77	102,250.00	(28,509.23)	122,700.00