

Brighton East Farms Homeowners Association

Run Date: 11/28/2022

Run Time: 09:00 PM

FUND BALANCE SHEET

As of: 10/31/2022

Assets

Account	Operating	Reserves	Total
Asset			
10002-000 AAB Checking 4523	\$26,648.11	\$0.00	\$26,648.11
10005-000 AAB Checking (CCH)	\$216,014.44	\$0.00	\$216,014.44
10500-000 AAB MM Reserve 5763	\$0.00	\$10,000.00	\$10,000.00
10900-000 AAB MM (CCH)	\$0.00	\$57,108.56	\$57,108.56
12000-000 Accounts Receivable	\$78,115.76	\$0.00	\$78,115.76
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
Asset Total	\$329,227.31	\$65,598.17	\$394,825.48
Total Assets:	\$329,227.31	\$65,598.17	\$394,825.48

Liabilities

Account	Operating	Reserves	Total
Liability			
20100-000 Accounts Payable	\$761.85	\$0.00	\$761.85
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	\$66,305.85	\$0.00	\$66,305.85
Liability Total	\$65,471.43	\$0.00	\$65,471.43
Total Liabilities:	\$65,471.43	\$0.00	\$65,471.43

Equity

Account	Operating	Reserves	Total
Reserves			
30033-000 Reserves	\$0.00	\$81,713.90	\$81,713.90
Reserves Total	\$0.00	\$81,713.90	\$81,713.90
Members Equity			
35000-000 Fund Balance	\$230,278.84	\$0.00	\$230,278.84
Members Equity Total	\$230,278.84	\$0.00	\$230,278.84
Current Year Net Income/(Loss)	\$33,477.04	(\$16,115.73)	\$17,361.31
Total Equity:	\$263,755.88	\$65,598.17	\$329,354.05
Total Liabilities & Equity	\$329,227.31	\$65,598.17	\$394,825.48

Brighton East Farms Homeowners Association

Run Date: 11/28/2022

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INCOME STATEMENT

Operating

Start: 10/01/2022 | End: 10/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
40001-000 Monthly Assessment	51,610.00	51,740.00	(130.00)	361,335.00	362,180.00	(845.00)	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	7,583.31	(1,763.31)	13,000.00
40500-000 Legal Income	0.00	83.33	(83.33)	2,500.00	583.31	1,916.69	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	0.00	0.00	0.00	32.96	0.00	32.96	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)	(1,750.00)	1,442.85	(3,000.00)
45100-000 BPMD Reimbursement	0.00	20,000.00	(20,000.00)	12,324.66	60,000.00	(47,675.34)	80,000.00
45105-000 Parkside Reimbursement	0.00	1,625.00	(1,625.00)	180.94	4,875.00	(4,694.06)	6,500.00
Income Total	51,610.00	74,281.66	(22,671.66)	397,766.79	433,471.62	(35,704.83)	718,380.00
Total Income	51,610.00	74,281.66	(22,671.66)	397,766.79	433,471.62	(35,704.83)	718,380.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
50001-000 Community Events	0.00	125.00	125.00	1,239.82	875.00	(364.82)	1,500.00
50005-000 Administrative Expenses	14.03	1,182.08	1,168.05	15,607.23	8,274.56	(7,332.67)	14,185.00
50009-000 Website	180.00	62.50	(117.50)	480.00	437.50	(42.50)	750.00
50010-000 Audit & Tax Services	0.00	0.00	0.00	6,900.00	350.00	(6,550.00)	350.00
50015-000 Legal	0.00	179.17	179.17	3,525.50	1,254.19	(2,271.31)	2,150.00
50020-000 Management Fee	3,006.50	2,700.00	(306.50)	22,706.50	18,900.00	(3,806.50)	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	291.69	12.84	500.00
50038-000 AR Process Collection	0.00	1,083.33	1,083.33	8,685.00	7,583.31	(1,101.69)	13,000.00
50044-000 Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00
50070-000 Credit Reporting	0.00	500.00	500.00	2,479.65	3,500.00	1,020.35	6,000.00
General & Administrative Total	3,200.53	5,873.75	2,673.22	62,232.55	41,466.25	(20,766.30)	86,546.00
Utilities							
52001-000 Water	0.00	16,000.00	16,000.00	83,317.30	112,000.00	28,682.70	192,000.00
52005-000 Electric	0.00	358.33	358.33	1,993.28	2,508.31	515.03	4,300.00
Utilities Total	0.00	16,358.33	16,358.33	85,310.58	114,508.31	29,197.73	196,300.00
Maintenance							
54004-000 Trash Collection	0.00	8,750.00	8,750.00	55,588.53	61,250.00	5,661.47	105,000.00
54005-000 Snow Removal	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
54010-000 Grounds Maintenance Contract	0.00	8,563.83	8,563.83	77,074.32	59,946.81	(17,127.51)	102,766.00
54020-000 Irrigation Repairs	0.00	0.00	0.00	7,410.42	45,000.00	37,589.58	45,000.00
54025-000 Common Area Maintenance	0.00	958.33	958.33	4,173.35	6,708.31	2,534.96	11,500.00
54055-000 Trees & Shrubs	0.00	2,500.00	2,500.00	0.00	17,500.00	17,500.00	30,000.00
54062-000 Lighting	0.00	422.33	422.33	0.00	2,956.31	2,956.31	5,068.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Maintenance Total	0.00	21,194.49	21,194.49	144,246.62	193,361.43	49,114.81	314,334.00
Reimbursable Expenses							
60400-000 Legal Expense Billed to H.O.	0.00	100.00	100.00	2,500.00	700.00	(1,800.00)	1,200.00
Reimbursable Expenses Total	0.00	100.00	100.00	2,500.00	700.00	(1,800.00)	1,200.00
Reserve Allocations							
80033-000 Transfer to Reserves	10,000.00	10,000.00	0.00	70,000.00	70,000.00	0.00	120,000.00
Reserve Allocations Total	10,000.00	10,000.00	0.00	70,000.00	70,000.00	0.00	120,000.00
Total Expense	13,200.53	53,526.57	40,326.04	364,289.75	420,035.99	55,746.24	718,380.00
Net Income	38,409.47	20,755.09	17,654.38	33,477.04	13,435.63	20,041.41	0.00

Brighton East Farms Homeowners Association

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INCOME STATEMENT

Reserves

Start: 10/01/2022 | End: 10/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
49990-100 Reserve Fund Interest - Reserv...	0.00	0.00	0.00	81.27	0.00	81.27	0.00
49999-100 Transfer From Operating - Rese...	10,000.00	10,000.00	0.00	70,000.00	70,000.00	0.00	120,000.00
Reserve Income Total	10,000.00	10,000.00	0.00	70,081.27	70,000.00	81.27	120,000.00
Total Income	10,000.00	10,000.00	0.00	70,081.27	70,000.00	81.27	120,000.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Expenses							
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
Reserve Expenses Total	0.00	0.00	0.00	86,197.00	0.00	(86,197.00)	0.00
Total Expense	0.00	0.00	0.00	86,197.00	0.00	(86,197.00)	0.00
Net Income	10,000.00	10,000.00	0.00	(16,115.73)	70,000.00	(86,115.73)	120,000.00