

Brighton East Farms Homeowners Association

Run Date: 11/30/2023

Run Time: 04:53 PM

FUND BALANCE SHEET

As of: 10/31/2023

Assets

Account	Operating	Reserves	Total
Asset			
10002-000 AAB Checking 4523	\$259,088.95	\$0.00	\$259,088.95
10500-000 AAB MM Reserve 5763	\$0.00	\$131,676.82	\$131,676.82
12000-000 Accounts Receivable	\$64,519.20	\$0.00	\$64,519.20
12009-000 A/R Parkside at BEF	(\$396.61)	\$0.00	(\$396.61)
13000-000 Pre-paid Insurance	\$8,449.00	\$0.00	\$8,449.00
Asset Total	\$331,660.54	\$131,676.82	\$463,337.36
Total Assets:	\$331,660.54	\$131,676.82	\$463,337.36

Liabilities

Account	Operating	Reserves	Total
Liability			
20100-000 Accounts Payable	\$33,898.05	\$0.00	\$33,898.05
20300-000 AP Other - CO Pay Back	\$189.12	\$0.00	\$189.12
21200-000 Prepaid Owner Assessments	\$71,674.84	\$0.00	\$71,674.84
Liability Total	\$105,762.01	\$0.00	\$105,762.01
Total Liabilities:	\$105,762.01	\$0.00	\$105,762.01

Equity

Account	Operating	Reserves	Total
Reserves			
30033-000 Reserves	\$0.00	\$115,696.68	\$115,696.68
Reserves Total	\$0.00	\$115,696.68	\$115,696.68
Members Equity			
35000-000 Fund Balance	\$262,932.40	\$0.00	\$262,932.40
Members Equity Total	\$262,932.40	\$0.00	\$262,932.40
Current Year Net Income/(Loss)	(\$37,033.87)	\$15,980.14	(\$21,053.73)
Total Equity:	\$225,898.53	\$131,676.82	\$357,575.35
Total Liabilities & Equity	\$331,660.54	\$131,676.82	\$463,337.36

Brighton East Farms Homeowners Association

Run Date: 11/30/2023
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INCOME STATEMENT

Operating

Start: 10/01/2023 | End: 10/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
40001-000 Monthly Assessment	51,610.00	51,610.00	0.00	361,270.00	361,270.00	0.00	619,320.00
40300-000 Late Charges & Interest	1,729.43	0.00	1,729.43	13,519.88	0.00	13,519.88	0.00
40301-000 NSF Check Charge	40.00	0.00	40.00	220.00	0.00	220.00	0.00
40405-000 Collection/Lien Income	(180.00)	0.00	(180.00)	8,575.00	0.00	8,575.00	0.00
40500-000 Legal Income	0.00	0.00	0.00	2,028.12	0.00	2,028.12	0.00
40600-000 Fines	(800.00)	0.00	(800.00)	3,800.00	0.00	3,800.00	0.00
40900-000 Interest from Checking	5.92	0.00	5.92	42.61	0.00	42.61	0.00
41000-000 Miscellaneous Income	0.00	0.00	0.00	815.00	0.00	815.00	0.00
45100-000 Bromley Park Metro #2	0.00	20,000.00	(20,000.00)	0.00	60,000.00	(60,000.00)	80,000.00
45105-000 Parkside at BEF	0.00	1,625.00	(1,625.00)	0.00	4,875.00	(4,875.00)	6,500.00
Income Total	52,405.35	73,235.00	(20,829.65)	390,270.61	426,145.00	(35,874.39)	705,820.00
Total Income	52,405.35	73,235.00	(20,829.65)	390,270.61	426,145.00	(35,874.39)	705,820.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
50001-000 Community Events	0.00	250.00	250.00	0.00	1,750.00	1,750.00	3,000.00
50005-000 Administrative Expenses	290.13	1,666.67	1,376.54	6,659.41	11,666.69	5,007.28	20,000.00
50009-000 Website	80.00	125.00	45.00	560.00	875.00	315.00	1,500.00
50010-000 Audit & Tax Services	0.00	291.67	291.67	330.00	2,041.69	1,711.69	3,500.00
50015-000 Legal	165.00	208.33	43.33	11,998.71	1,458.31	(10,540.40)	2,500.00
50020-000 Management Fee	3,013.50	3,013.50	0.00	21,094.50	21,094.50	0.00	36,162.00
50025-000 Insurance Premiums	0.00	0.00	0.00	(205.00)	12,750.00	12,955.00	12,750.00
50036-000 Bank Charges	0.00	29.17	29.17	0.00	204.19	204.19	350.00
50038-000 AR Process Collection	1,080.00	0.00	(1,080.00)	10,320.00	0.00	(10,320.00)	0.00
50044-000 Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00
General & Administrative Total	4,628.63	5,584.34	955.71	50,757.62	51,840.38	1,082.76	83,262.00
Utilities							
52001-000 Water	12,887.95	10,833.33	(2,054.62)	81,316.72	75,833.31	(5,483.41)	130,000.00
52005-000 Electric	336.96	358.33	21.37	2,318.05	2,508.31	190.26	4,300.00
Utilities Total	13,224.91	11,191.66	(2,033.25)	83,634.77	78,341.62	(5,293.15)	134,300.00
Maintenance							
54004-000 Trash Collection	10,811.40	8,750.00	(2,061.40)	70,210.38	61,250.00	(8,960.38)	105,000.00
54005-000 Snow Removal	0.00	0.00	0.00	0.00	2,750.00	2,750.00	16,500.00
54010-000 Grounds Maintenance Contract	12,845.72	9,166.67	(3,679.05)	77,074.32	64,166.69	(12,907.63)	110,000.00
54020-000 Irrigation Repairs	2,625.00	4,170.00	1,545.00	11,036.50	25,000.00	13,963.50	25,000.00
54025-000 Common Area Maintenance	782.05	958.33	176.28	17,758.62	6,708.31	(11,050.31)	11,500.00
54055-000 Trees & Shrubs	1,820.00	2,500.00	680.00	1,820.00	17,500.00	15,680.00	30,000.00
54062-000 Lighting	0.00	833.33	833.33	0.00	5,833.31	5,833.31	10,000.00
Maintenance Total	28,884.17	26,378.33	(2,505.84)	177,899.82	183,208.31	5,308.49	308,000.00
Reimbursable Expenses							

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
60100-000 Miscellaneous Expenses	0.00	0.00	0.00	750.00	0.00	(750.00)	0.00
60400-000 Legal Expense Billed to H.O.	0.00	0.00	0.00	536.77	0.00	(536.77)	0.00
60450-000 Collection/Lien Exp. Billed to...	750.00	0.00	(750.00)	8,575.00	0.00	(8,575.00)	0.00
Reimbursable Expenses Total	750.00	0.00	(750.00)	9,861.77	0.00	(9,861.77)	0.00
Reserve Allocations							
80033-000 Transfer to Reserves	15,021.50	15,021.50	0.00	105,150.50	105,150.50	0.00	180,258.00
Reserve Allocations Total	15,021.50	15,021.50	0.00	105,150.50	105,150.50	0.00	180,258.00
Total Expense	62,509.21	58,175.83	(4,333.38)	427,304.48	418,540.81	(8,763.67)	705,820.00
Net Income	(10,103.86)	15,059.17	(25,163.03)	(37,033.87)	7,604.19	(44,638.06)	0.00

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INCOME STATEMENT

Reserves

Start: 10/01/2023 | End: 10/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
49990-100 Reserve Fund Interest - Reserv...	25.58	0.00	25.58	131.64	0.00	131.64	0.00
49999-100 Transfer From Operating - Rese...	15,021.50	15,021.50	0.00	105,150.50	105,150.50	0.00	180,258.00
Reserve Income Total	15,047.08	15,021.50	25.58	105,282.14	105,150.50	131.64	180,258.00
Total Income	15,047.08	15,021.50	25.58	105,282.14	105,150.50	131.64	180,258.00

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	3,940.00	0.00	(3,940.00)	0.00
90021-100 Landscaping - Reserves	0.00	0.00	0.00	85,362.00	0.00	(85,362.00)	0.00
Reserve Expenses Total	0.00	0.00	0.00	89,302.00	0.00	(89,302.00)	0.00
Total Expense	0.00	0.00	0.00	89,302.00	0.00	(89,302.00)	0.00
Net Income	15,047.08	15,021.50	25.58	15,980.14	105,150.50	(89,170.36)	180,258.00