

# Brighton East Farms Homeowners Association

Run Date: 11/28/2024

Run Time: 09:00 PM

## FUND BALANCE SHEET

As of: 10/31/2024

### Assets

Account	Operating	Reserves	Total
<b>Asset</b>			
10002-000 AAB Checking 4523	\$132,084.91	\$0.00	\$132,084.91
10500-000 AAB MM Reserve 5763	\$0.00	\$267,792.89	\$267,792.89
12000-000 Accounts Receivable	\$78,330.36	\$0.00	\$78,330.36
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
<b>Asset Total</b>	<b>\$218,467.66</b>	<b>\$267,792.89</b>	<b>\$486,260.55</b>
<b>Total Assets:</b>	<b>\$218,467.66</b>	<b>\$267,792.89</b>	<b>\$486,260.55</b>

### Liabilities

Account	Operating	Reserves	Total
<b>Liability</b>			
20100-000 Accounts Payable	\$55,434.12	\$0.00	\$55,434.12
20300-000 AP Other - CO Pay Back	\$189.12	\$0.00	\$189.12
21200-000 Prepaid Owner Assessments	\$75,365.12	\$0.00	\$75,365.12
<b>Liability Total</b>	<b>\$130,988.36</b>	<b>\$0.00</b>	<b>\$130,988.36</b>
<b>Total Liabilities:</b>	<b>\$130,988.36</b>	<b>\$0.00</b>	<b>\$130,988.36</b>

### Equity

Account	Operating	Reserves	Total
<b>Reserves</b>			
30033-000 Reserves	\$0.00	\$150,044.66	\$150,044.66
<b>Reserves Total</b>	<b>\$0.00</b>	<b>\$150,044.66</b>	<b>\$150,044.66</b>
<b>Members Equity</b>			
35000-000 Fund Balance	\$297,553.80	\$0.00	\$297,553.80
<b>Members Equity Total</b>	<b>\$297,553.80</b>	<b>\$0.00</b>	<b>\$297,553.80</b>
Current Year Net Income/(Loss)	(\$135,074.50)	\$42,748.23	(\$92,326.27)
<b>Total Equity:</b>	<b>\$162,479.30</b>	<b>\$192,792.89</b>	<b>\$355,272.19</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$293,467.66</b>	<b>\$192,792.89</b>	<b>\$486,260.55</b>

# Brighton East Farms Homeowners Association

Run Date: 11/28/2024  
Run Time: 09:00 PM

## INCOME STATEMENT

Operating

Start: 10/01/2024 | End: 10/31/2024

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
40001-000 Monthly Assessment	51,642.50	51,642.50	0.00	361,497.50	361,497.50	0.00	619,710.00
40300-000 Late Charges & Interest	1,329.41	0.00	1,329.41	8,988.90	0.00	8,988.90	0.00
40301-000 NSF Check Charge	20.00	0.00	20.00	360.00	0.00	360.00	0.00
40405-000 Collection/Lien Income	0.00	0.00	0.00	9,350.00	0.00	9,350.00	0.00
40500-000 Legal Income	3,000.00	0.00	3,000.00	9,381.44	0.00	9,381.44	0.00
40600-000 Fines	(400.00)	0.00	(400.00)	4,149.97	0.00	4,149.97	0.00
40900-000 Interest from Checking	3.11	0.00	3.11	37.45	0.00	37.45	0.00
41000-000 Miscellaneous Income	250.00	0.00	250.00	1,000.00	0.00	1,000.00	0.00
41300-000 Bad Debts	0.00	0.00	0.00	(1,323.20)	0.00	(1,323.20)	0.00
45100-000 Bromley Park Metro #2	0.00	20,000.00	(20,000.00)	31,352.04	70,000.00	(38,647.96)	90,000.00
<b>Income Total</b>	<b>55,845.02</b>	<b>71,642.50</b>	<b>(15,797.48)</b>	<b>424,794.10</b>	<b>431,497.50</b>	<b>(6,703.40)</b>	<b>709,710.00</b>
<b>Total Income</b>	<b>55,845.02</b>	<b>71,642.50</b>	<b>(15,797.48)</b>	<b>424,794.10</b>	<b>431,497.50</b>	<b>(6,703.40)</b>	<b>709,710.00</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	250.00	250.00	0.00	1,750.00	1,750.00	3,000.00
50005-000 Administrative Expenses	920.67	1,250.00	329.33	4,796.19	8,750.00	3,953.81	15,000.00
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	0.00	0.00	330.00	4,000.00	3,670.00	4,000.00
50015-000 Legal	0.00	833.33	833.33	3,688.22	5,833.31	2,145.09	10,000.00
50020-000 Management Fee	3,225.00	3,225.00	0.00	22,575.00	22,575.00	0.00	38,700.00
50025-000 Insurance Premiums	0.00	0.00	0.00	8,571.00	14,000.00	5,429.00	14,000.00
50038-000 AR Process Collection	1,460.00	0.00	(1,460.00)	8,450.00	0.00	(8,450.00)	0.00
50044-000 Reserve Study	0.00	0.00	0.00	1,880.00	0.00	(1,880.00)	4,100.00
<b>General &amp; Administrative Total</b>	<b>5,685.67</b>	<b>5,683.33</b>	<b>(2.34)</b>	<b>50,850.41</b>	<b>57,783.31</b>	<b>6,932.90</b>	<b>90,300.00</b>
<b>Utilities</b>							
52001-000 Water	13,938.16	10,834.17	(3,103.99)	110,116.97	75,839.19	(34,277.78)	130,010.00
52005-000 Electric	337.69	416.67	78.98	2,357.33	2,916.69	559.36	5,000.00
<b>Utilities Total</b>	<b>14,275.85</b>	<b>11,250.84</b>	<b>(3,025.01)</b>	<b>112,474.30</b>	<b>78,755.88</b>	<b>(33,718.42)</b>	<b>135,010.00</b>
<b>Maintenance</b>							
54004-000 Trash Collection	12,598.25	10,833.33	(1,764.92)	88,187.75	75,833.31	(12,354.44)	130,000.00
54005-000 Snow Removal	0.00	0.00	0.00	0.00	2,750.00	2,750.00	20,000.00
54010-000 Grounds Maintenance Contract	16,610.00	10,833.33	(5,776.67)	116,270.00	75,833.31	(40,436.69)	130,000.00
54020-000 Irrigation Repairs	11,495.00	2,083.33	(9,411.67)	74,049.87	14,583.31	(59,466.56)	25,000.00
54025-000 Common Area Maintenance	4,242.17	1,666.67	(2,575.50)	21,851.83	11,666.69	(10,185.14)	20,000.00
54055-000 Trees & Shrubs	0.00	2,500.00	2,500.00	4,820.00	17,500.00	12,680.00	30,000.00
54062-000 Lighting	0.00	416.67	416.67	0.00	2,916.69	2,916.69	5,000.00
<b>Maintenance Total</b>	<b>44,945.42</b>	<b>28,333.33</b>	<b>(16,612.09)</b>	<b>305,179.45</b>	<b>201,083.31</b>	<b>(104,096.14)</b>	<b>360,000.00</b>
<b>Reimbursable Expenses</b>							
60100-000 Miscellaneous Expenses	250.00	0.00	(250.00)	1,000.00	0.00	(1,000.00)	0.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
60400-000 Legal Expense Billed to H.O.	3,000.00	250.00	(2,750.00)	9,214.44	1,750.00	(7,464.44)	3,000.00
60450-000 Collection/Lien Exp. Billed to...	0.00	0.00	0.00	9,575.00	0.00	(9,575.00)	0.00
<b>Reimbursable Expenses Total</b>	<b>3,250.00</b>	<b>250.00</b>	<b>(3,000.00)</b>	<b>19,789.44</b>	<b>1,750.00</b>	<b>(18,039.44)</b>	<b>3,000.00</b>
<b>Reserve Allocations</b>							
80033-000 Transfer to Reserves	10,225.00	10,225.00	0.00	71,575.00	71,575.00	0.00	122,700.00
<b>Reserve Allocations Total</b>	<b>10,225.00</b>	<b>10,225.00</b>	<b>0.00</b>	<b>71,575.00</b>	<b>71,575.00</b>	<b>0.00</b>	<b>122,700.00</b>
<b>Total Expense</b>	<b>78,381.94</b>	<b>55,742.50</b>	<b>(22,639.44)</b>	<b>559,868.60</b>	<b>410,947.50</b>	<b>(148,921.10)</b>	<b>711,010.00</b>
<b>Net Income</b>	<b>(22,536.92)</b>	<b>15,900.00</b>	<b>(38,436.92)</b>	<b>(135,074.50)</b>	<b>20,550.00</b>	<b>(155,624.50)</b>	<b>(1,300.00)</b>

# Brighton East Farms Homeowners Association

Run Date: 11/28/2024

Run Time: 09:00 PM

## INCOME STATEMENT

Reserves

Start: 10/01/2024 | End: 10/31/2024

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Reserve Income</b>							
49990-100 Reserve Fund Interest - Reserv...	82.14	0.00	82.14	438.86	0.00	438.86	0.00
49999-100 Transfer From Operating - Rese...	10,225.00	10,225.00	0.00	71,575.00	71,575.00	0.00	122,700.00
<b>Reserve Income Total</b>	<b>10,307.14</b>	<b>10,225.00</b>	<b>82.14</b>	<b>72,013.86</b>	<b>71,575.00</b>	<b>438.86</b>	<b>122,700.00</b>
<b>Total Income</b>	<b>10,307.14</b>	<b>10,225.00</b>	<b>82.14</b>	<b>72,013.86</b>	<b>71,575.00</b>	<b>438.86</b>	<b>122,700.00</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	27,055.63	0.00	(27,055.63)	0.00
90011-100 Entry Sign - Reserves	(17,736.49)	0.00	17,736.49	2,210.00	0.00	(2,210.00)	0.00
<b>Reserve Expenses Total</b>	<b>(17,736.49)</b>	<b>0.00</b>	<b>17,736.49</b>	<b>29,265.63</b>	<b>0.00</b>	<b>(29,265.63)</b>	<b>0.00</b>
<b>Total Expense</b>	<b>(17,736.49)</b>	<b>0.00</b>	<b>17,736.49</b>	<b>29,265.63</b>	<b>0.00</b>	<b>(29,265.63)</b>	<b>0.00</b>
<b>Net Income</b>	<b>28,043.63</b>	<b>10,225.00</b>	<b>17,818.63</b>	<b>42,748.23</b>	<b>71,575.00</b>	<b>(28,826.77)</b>	<b>122,700.00</b>