

Brighton East Farms Homeowners Association

Run Date: 03/28/2025
Run Time: 08:00 PM

FUND BALANCE SHEET

As of: 02/28/2025

Assets

Account	Operating	Reserves	Total
Asset			
10002-000 AAB Checking 4523	\$214,210.84	\$0.00	\$214,210.84
10500-000 AAB MM Reserve 5763	\$0.00	\$283,583.03	\$283,583.03
12000-000 Accounts Receivable	\$81,215.37	\$0.00	\$81,215.37
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	\$303,478.60	\$283,583.03	\$587,061.63
Total Assets:	\$303,478.60	\$283,583.03	\$587,061.63

Liabilities

Account	Operating	Reserves	Total
Liability			
20100-000 Accounts Payable	\$8,660.30	\$0.00	\$8,660.30
20300-000 AP Other - CO Pay Back	\$189.12	\$0.00	\$189.12
21200-000 Prepaid Owner Assessments	\$88,741.51	\$0.00	\$88,741.51
Liability Total	\$97,590.93	\$0.00	\$97,590.93
Total Liabilities:	\$97,590.93	\$0.00	\$97,590.93

Equity

Account	Operating	Reserves	Total
Reserves			
30033-000 Reserves	\$0.00	\$150,044.66	\$150,044.66
Reserves Total	\$0.00	\$150,044.66	\$150,044.66
Members Equity			
35000-000 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)	(\$29,428.63)	\$71,300.87	\$41,872.24
Total Equity:	\$268,125.17	\$221,345.53	\$489,470.70
Total Liabilities & Equity	\$365,716.10	\$221,345.53	\$587,061.63

Brighton East Farms Homeowners Association

Run Date: 03/28/2025
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INCOME STATEMENT

Operating

Start: 02/01/2025 | End: 02/28/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
40001-000 Monthly Assessment	51,642.50	51,642.50	0.00	568,067.50	568,067.50	0.00	619,710.00
40300-000 Late Charges & Interest	1,280.20	0.00	1,280.20	14,152.99	0.00	14,152.99	0.00
40301-000 NSF Check Charge	100.00	0.00	100.00	620.00	0.00	620.00	0.00
40405-000 Collection/Lien Income	1,500.00	0.00	1,500.00	20,600.00	0.00	20,600.00	0.00
40500-000 Legal Income	0.00	0.00	0.00	9,510.44	0.00	9,510.44	0.00
40600-000 Fines	0.00	0.00	0.00	2,749.97	0.00	2,749.97	0.00
40900-000 Interest from Checking	4.38	0.00	4.38	50.74	0.00	50.74	0.00
41000-000 Miscellaneous Income	0.00	0.00	0.00	1,565.00	0.00	1,565.00	0.00
41300-000 Bad Debts	0.00	0.00	0.00	(2,641.80)	0.00	(2,641.80)	0.00
45100-000 Bromley Park Metro #2	0.00	0.00	0.00	85,568.46	90,000.00	(4,431.54)	90,000.00
Income Total	54,527.08	51,642.50	2,884.58	700,243.30	658,067.50	42,175.80	709,710.00
Total Income	54,527.08	51,642.50	2,884.58	700,243.30	658,067.50	42,175.80	709,710.00

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	1,716.49	2,750.00	1,033.51	3,000.00
50005-000 Administrative Expenses	570.35	1,250.00	679.65	7,998.03	13,750.00	5,751.97	15,000.00
50009-000 Website	80.00	125.00	45.00	880.00	1,375.00	495.00	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
50014-000 Legal/Collections	398.86	0.00	(398.86)	548.72	0.00	(548.72)	0.00
50015-000 Legal	1,444.00	833.33	(610.67)	8,365.89	9,166.63	800.74	10,000.00
50020-000 Management Fee	3,225.00	3,225.00	0.00	35,475.00	35,475.00	0.00	38,700.00
50025-000 Insurance Premiums	3,357.00	0.00	(3,357.00)	11,928.00	14,000.00	2,072.00	14,000.00
50038-000 AR Process Collection	1,180.00	0.00	(1,180.00)	14,790.00	0.00	(14,790.00)	0.00
50044-000 Reserve Study	0.00	0.00	0.00	1,880.00	3,500.00	1,620.00	3,500.00
General & Administrative Total	10,255.21	5,683.33	(4,571.88)	83,912.13	84,016.63	104.50	89,700.00
Utilities							
52001-000 Water	1,437.31	10,775.83	9,338.52	115,799.05	118,534.13	2,735.08	129,310.00
52005-000 Electric	332.46	416.67	84.21	3,697.33	4,583.37	886.04	5,000.00
Utilities Total	1,769.77	11,192.50	9,422.73	119,496.38	123,117.50	3,621.12	134,310.00
Maintenance							
54004-000 Trash Collection	15,047.35	10,833.33	(4,214.02)	136,028.22	119,166.63	(16,861.59)	130,000.00
54005-000 Snow Removal	2,105.00	2,750.00	645.00	6,877.50	17,250.00	10,372.50	20,000.00
54010-000 Grounds Maintenance Contract	0.00	10,833.33	10,833.33	132,880.00	119,166.63	(13,713.37)	130,000.00
54020-000 Irrigation Repairs	0.00	2,083.33	2,083.33	74,049.87	22,916.63	(51,133.24)	25,000.00
54025-000 Common Area Maintenance	937.32	1,666.67	729.35	27,016.39	18,333.37	(8,683.02)	20,000.00
54055-000 Trees & Shrubs	0.00	2,500.00	2,500.00	4,820.00	27,500.00	22,680.00	30,000.00
54062-000 Lighting	0.00	416.67	416.67	0.00	4,583.37	4,583.37	5,000.00
Maintenance Total	18,089.67	31,083.33	12,993.66	381,671.98	328,916.63	(52,755.35)	360,000.00
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	1,750.00	0.00	(1,750.00)	0.00
60400-000 Legal Expense Billed to H.O.	0.00	250.00	250.00	9,491.44	2,750.00	(6,741.44)	3,000.00
60450-000 Collection/Lien Exp. Billed to...	1,350.00	0.00	(1,350.00)	20,875.00	0.00	(20,875.00)	0.00
Reimbursable Expenses Total	1,350.00	250.00	(1,100.00)	32,116.44	2,750.00	(29,366.44)	3,000.00
Reserve Allocations							
80033-000 Transfer to Reserves	10,225.00	10,225.00	0.00	112,475.00	112,475.00	0.00	122,700.00
Reserve Allocations Total	10,225.00	10,225.00	0.00	112,475.00	112,475.00	0.00	122,700.00
Total Expense	41,689.65	58,434.16	16,744.51	729,671.93	651,275.76	(78,396.17)	709,710.00
Net Income	12,837.43	(6,791.66)	19,629.09	(29,428.63)	6,791.74	(36,220.37)	0.00

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Run Date: 03/28/2025

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INCOME STATEMENT

Reserves

Start: 02/01/2025 | End: 02/28/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
49990-100 Reserve Fund Interest - Reserv...	97.60	0.00	97.60	854.00	0.00	854.00	0.00
49999-100 Transfer From Operating - Rese...	10,225.00	10,225.00	0.00	112,475.00	112,475.00	0.00	122,700.00
Reserve Income Total	10,322.60	10,225.00	97.60	113,329.00	112,475.00	854.00	122,700.00
Total Income	10,322.60	10,225.00	97.60	113,329.00	112,475.00	854.00	122,700.00

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	27,055.63	0.00	(27,055.63)	0.00
90011-100 Entry Sign - Reserves	12,762.50	0.00	(12,762.50)	14,972.50	0.00	(14,972.50)	0.00
Reserve Expenses Total	12,762.50	0.00	(12,762.50)	42,028.13	0.00	(42,028.13)	0.00
Total Expense	12,762.50	0.00	(12,762.50)	42,028.13	0.00	(42,028.13)	0.00
Net Income	(2,439.90)	10,225.00	(12,664.90)	71,300.87	112,475.00	(41,174.13)	122,700.00