

Brighton East Farms Homeowners Association

Run Date: 08/28/2024

Run Time: 08:00 PM

FUND BALANCE SHEET

As of: 07/31/2024

Assets

Account	Operating	Reserves	Total
Asset			
10002-000 AAB Checking 4523	\$236,968.99	\$0.00	\$236,968.99
10500-000 AAB MM Reserve 5763	\$0.00	\$219,167.48	\$219,167.48
12000-000 Accounts Receivable	\$76,549.59	\$0.00	\$76,549.59
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	\$321,570.97	\$219,167.48	\$540,738.45
Total Assets:	\$321,570.97	\$219,167.48	\$540,738.45

Liabilities

Account	Operating	Reserves	Total
Liability			
20100-000 Accounts Payable	\$50,989.51	\$0.00	\$50,989.51
20300-000 AP Other - CO Pay Back	\$189.12	\$0.00	\$189.12
21200-000 Prepaid Owner Assessments	\$84,153.89	\$0.00	\$84,153.89
Liability Total	\$135,332.52	\$0.00	\$135,332.52
Total Liabilities:	\$135,332.52	\$0.00	\$135,332.52

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)	(\$36,315.35)	(\$5,877.18)	(\$42,192.53)
Total Equity:	\$261,238.45	\$144,167.48	\$405,405.93
Total Liabilities & Equity	\$396,570.97	\$144,167.48	\$540,738.45

Brighton East Farms Homeowners Association

Run Date: 08/28/2024
Run Time: 08:00 PM

INCOME STATEMENT

Operating

Start: 07/01/2024 | End: 07/31/2024

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	206,570.00	206,570.00	0.00	619,710.00
40300-000 Late Charges & Interest	1,528.17	0.00	1,528.17	4,763.46	0.00	4,763.46	0.00
40301-000 NSF Check Charge	100.00	0.00	100.00	200.00	0.00	200.00	0.00
40405-000 Collection/Lien Income	1,600.00	0.00	1,600.00	4,750.00	0.00	4,750.00	0.00
40500-000 Legal Income	2,910.50	0.00	2,910.50	3,655.50	0.00	3,655.50	0.00
40600-000 Fines	2,100.00	0.00	2,100.00	3,200.00	0.00	3,200.00	0.00
40900-000 Interest from Checking	5.75	0.00	5.75	24.55	0.00	24.55	0.00
41000-000 Miscellaneous Income	0.00	0.00	0.00	250.00	0.00	250.00	0.00
41300-000 Bad Debts	0.00	0.00	0.00	(99.38)	0.00	(99.38)	0.00
45100-000 Bromley Park Metro #2	31,352.04	20,000.00	11,352.04	31,352.04	50,000.00	(18,647.96)	90,000.00
Income Total	91,238.96	71,642.50	19,596.46	254,666.17	256,570.00	(1,903.83)	709,710.00
Total Income	91,238.96	71,642.50	19,596.46	254,666.17	256,570.00	(1,903.83)	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	0.00	1,000.00	1,000.00	3,000.00
50005-000 Administrative Expenses	717.32	1,250.00	532.68	2,644.18	5,000.00	2,355.82	15,000.00
50009-000 Website	80.00	125.00	45.00	320.00	500.00	180.00	1,500.00
50010-000 Audit & Tax Services	0.00	4,000.00	4,000.00	330.00	4,000.00	3,670.00	4,000.00
50015-000 Legal	125.00	833.33	708.33	1,870.00	3,333.32	1,463.32	10,000.00
50020-000 Management Fee	3,225.00	3,225.00	0.00	12,900.00	12,900.00	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	1,450.00	0.00	(1,450.00)	5,620.00	0.00	(5,620.00)	0.00
50044-000 Reserve Study	0.00	0.00	0.00	940.00	0.00	(940.00)	4,100.00
General & Administrative Total	5,597.32	9,683.33	4,086.01	33,195.18	40,733.32	7,538.14	90,300.00
Utilities							
52001-000 Water	23,596.63	10,834.17	(12,762.46)	56,715.09	43,336.68	(13,378.41)	130,010.00
52005-000 Electric	337.17	416.67	79.50	1,344.57	1,666.68	322.11	5,000.00
Utilities Total	23,933.80	11,250.84	(12,682.96)	58,059.66	45,003.36	(13,056.30)	135,010.00
Maintenance							
54004-000 Trash Collection	12,598.25	10,833.33	(1,764.92)	50,393.00	43,333.32	(7,059.68)	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)	66,440.00	43,333.32	(23,106.68)	130,000.00
54020-000 Irrigation Repairs	3,577.00	2,083.33	(1,493.67)	20,379.00	8,333.32	(12,045.68)	25,000.00
54025-000 Common Area Maintenance	784.36	1,666.67	882.31	12,734.18	6,666.68	(6,067.50)	20,000.00
54055-000 Trees & Shrubs	0.00	2,500.00	2,500.00	0.00	10,000.00	10,000.00	30,000.00
54062-000 Lighting	0.00	416.67	416.67	0.00	1,666.68	1,666.68	5,000.00
Maintenance Total	33,569.61	28,333.33	(5,236.28)	149,946.18	116,083.32	(33,862.86)	360,000.00
Reimbursable Expenses							
60100-000 Miscellaneous Expenses	0.00	0.00	0.00	250.00	0.00	(250.00)	0.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
60400-000 Legal Expense Billed to H.O.	2,910.50	250.00	(2,660.50)	3,655.50	1,000.00	(2,655.50)	3,000.00
60450-000 Collection/Lien Exp. Billed to...	4,725.00	0.00	(4,725.00)	4,975.00	0.00	(4,975.00)	0.00
Reimbursable Expenses Total	7,635.50	250.00	(7,385.50)	8,880.50	1,000.00	(7,880.50)	3,000.00
Reserve Allocations							
80033-000 Transfer to Reserves	10,225.00	10,225.00	0.00	40,900.00	40,900.00	0.00	122,700.00
Reserve Allocations Total	10,225.00	10,225.00	0.00	40,900.00	40,900.00	0.00	122,700.00
Total Expense	80,961.23	59,742.50	(21,218.73)	290,981.52	243,720.00	(47,261.52)	711,010.00
Net Income	10,277.73	11,900.00	(1,622.27)	(36,315.35)	12,850.00	(49,165.35)	(1,300.00)

Brighton East Farms Homeowners Association

Run Date: 08/28/2024
Run Time: 08:00 PM

INCOME STATEMENT

Reserves

Start: 07/01/2024 | End: 07/31/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
49990-100 Reserve Fund Interest - Reserv...	62.90	0.00	62.90	224.94	0.00	224.94	0.00
49999-100 Transfer From Operating - Rese...	10,225.00	10,225.00	0.00	40,900.00	40,900.00	0.00	122,700.00
Reserve Income Total	10,287.90	10,225.00	62.90	41,124.94	40,900.00	224.94	122,700.00
Total Income	10,287.90	10,225.00	62.90	41,124.94	40,900.00	224.94	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	0.00	0.00	0.00	19,946.49	0.00	(19,946.49)	0.00
Reserve Expenses Total	0.00	0.00	0.00	47,002.12	0.00	(47,002.12)	0.00
Total Expense	0.00	0.00	0.00	47,002.12	0.00	(47,002.12)	0.00
Net Income	10,287.90	10,225.00	62.90	(5,877.18)	40,900.00	(46,777.18)	122,700.00