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12/28/23

Cash Basis

Brentwood Manor Homeowners Assoc.

Profit & Loss

January through December 2023

	Jan - Dec 23
Ordinary Income/Expense	
Income	
Income	
Annual Income	77,091.00
Special Assesment	45,000.00
Interest Income	27.59
Late Fees/Finance/Fines	180.00
Income - Other	29,814.00
Total Income	152,112.59
Refunds	0.00
Total Income	152,112.59
Expense	
Annual Fire Ext. Inspection	233.89
Repairs & Maintenance	7,045.61
ACH Quarterly Bank Fee	111.24
ACH Reversal	2,500.00
Asphalt Repairs	26,700.00
Common Area Cleaning	3,755.00
Boiler Repairs	500.00
Backflow Cert.	250.00
Boiler Inspection	40.00
Tax Prep. Fees	325.00
Annual Filing Fees	40.00
Grounds	
Landscaping	3,336.97
Maintenance	665.00
Snow removal	6,350.39
Total Grounds	10,352.36
Insurance	34,847.84
Postage and Delivery	252.75
Property Management	
Special Services	500.00
Property Management - Other	6,300.00
Total Property Management	6,800.00
Repairs	
Sprinkler Repairs	1,064.89
Building Repairs	92.15
Fence Repairs	1,000.00
Plumbing	1,386.90
Total Repairs	3,543.94
Supplies	
Office	103.89
Total Supplies	103.89
Utilities	
Gas and Electric	9,224.99
Trash Removal	7,994.91
Water & Sewer	16,414.98
Total Utilities	33,634.88
Total Expense	131,036.40
Net Ordinary Income	21,076.19
Net Income	21,076.19

Brentwood Manor Homeowners Assoc.
Balance Sheet
As of December 31, 2023

	<u>Dec 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking	15,000.02
Brentwood Manor Reserve	26,299.21
Total Checking/Savings	<u>41,299.23</u>
Accounts Receivable	
Accounts Receivable	14,610.00
Total Accounts Receivable	<u>14,610.00</u>
Total Current Assets	<u>55,909.23</u>
TOTAL ASSETS	<u>55,909.23</u>
LIABILITIES & EQUITY	
Equity	
Working Capital	1,880.00
Opening Bal Equity	27,985.16
Retained Earnings	-11,635.12
Net Income	37,679.19
Total Equity	<u>55,909.23</u>
TOTAL LIABILITIES & EQUITY	<u>55,909.23</u>

Brentwood Manor Homeowners Assoc.
Profit & Loss Budget vs. Actual
 January through December 2023

	Jan - Dec 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Income				
Annual Income	77,091.00	87,408.00	-10,317.00	88.2%
Special Assessment	45,000.00	45,000.00	0.00	100.0%
Interest Income	27.59			
Late Fees/Finance/Fines	180.00			
Income - Other	29,814.00			
Total Income	152,112.59	132,408.00	19,704.59	114.9%
Refunds	0.00			
Total Income	152,112.59	132,408.00	19,704.59	114.9%
Expense				
Annual Fire Ext. Inspection	233.89			
Repairs & Maintenance	7,045.61			
ACH Quarterly Bank Fee	111.24	187.00	-75.76	59.5%
ACH Reversal	2,500.00			
Asphalt Repairs	26,700.00			
Common Area Cleaning	3,755.00	3,420.00	335.00	109.8%
Boiler Repairs	500.00			
Backflow Cert.	250.00	200.00	50.00	125.0%
Boiler Inspection	40.00			
Tax Prep. Fees	325.00	325.00	0.00	100.0%
Reserve Fund	0.00	8,748.00	-8,748.00	0.0%
Annual Filing Fees	40.00	40.00	0.00	100.0%
Grounds				
Landscaping	3,336.97	4,500.00	-1,163.03	74.2%
Maintenance	665.00			
Snow removal	6,350.39	4,500.00	1,850.39	141.1%
Total Grounds	10,352.36	9,000.00	1,352.36	115.0%
Insurance	34,847.84	51,504.00	-16,656.16	67.7%
Postage and Delivery	252.75	300.00	-47.25	84.3%
Property Management				
Special Services	500.00			
Property Management - Other	6,300.00	6,300.00	0.00	100.0%
Total Property Management	6,800.00	6,300.00	500.00	107.9%
Repairs				
Sprinkler Repairs	1,064.89	250.00	814.89	426.0%
Building Repairs	92.15			
Fence Repairs	1,000.00			
Plumbing	1,386.90	1,500.00	-113.10	92.5%
Repairs - Other	0.00	18,669.00	-18,669.00	0.0%
Total Repairs	3,543.94	20,419.00	-16,875.06	17.4%
Supplies				
Office	103.89	45.00	58.89	230.9%
Total Supplies	103.89	45.00	58.89	230.9%

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Cash Basis

Brentwood Manor Homeowners Assoc.
Profit & Loss Budget vs. Actual
January through December 2023

	<u>Jan - Dec 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Utilities				
Gas and Electric	9,224.99	8,724.00	500.99	105.7%
Trash Removal	7,994.91	8,100.00	-105.09	98.7%
Water & Sewer	16,414.98	15,096.00	1,318.98	108.7%
Total Utilities	<u>33,634.88</u>	<u>31,920.00</u>	<u>1,714.88</u>	<u>105.4%</u>
Total Expense	<u>131,036.40</u>	<u>132,408.00</u>	<u>-1,371.60</u>	<u>99.0%</u>
Net Ordinary Income	<u>21,076.19</u>	<u>0.00</u>	<u>21,076.19</u>	<u>100.0%</u>
Net Income	<u>21,076.19</u>	<u>0.00</u>	<u>21,076.19</u>	<u>100.0%</u>