

Fernbrooke Homeowners Association, Inc.
Balance Sheet- Grouped Equity
Period Through: 8/31/2021

Assets

Cash Accounts	
1004 - Cash-Ckg (Union Bank - Operating) #9652	\$38,194.96
1005 - Cash-M/M (Union Bank - Operations Rsrvs) #9679	\$38,084.79
Cash Accounts Total	\$76,279.75
Capital Reserve Accounts	
1007 - Cash-M/M (Union Bank - Cap Rsvr) #9660	\$139,952.88
Capital Reserve Accounts Total	\$139,952.88
Accounts Receivable	
1105 - Late Fees	\$260.00
1108 - Penalty/Miscellaneous Fines	\$1,129.00
1109 - Association Fees	\$1,925.00
1120 - Allowance For Doubtful Accounts	(\$1,759.00)
Accounts Receivable Total	\$1,555.00
Other Assets	
1200 - Prepaid Insurance	\$4,637.20
Other Assets Total	\$4,637.20
Assets Total	\$222,424.83

Liabilities and Equity

Liabilities	
2205 - Advanced Payments	\$7,087.95
Liabilities Total	\$7,087.95
Capital Reserve Accounts	
3100 - Prior Year Capital Reserve	\$131,907.58
3110 - Current Year Capital Reserve Allocation	\$8,000.00
3111 - Current Year Capital Reserve Interest	\$45.30
Capital Reserve Accounts Total	\$139,952.88
Operating Surplus Accounts	
3130 - Operations Reserve	\$38,083.11
3300 - Accum. Prior Yrs. Op. Surplus	\$28,936.92
Operating Surplus Accounts Total	\$67,020.03
Net Income - Year to Date	\$8,363.97
Liabilities & Equity Total	\$222,424.83

Fernbrooke Homeowners Association, Inc.
Budget Comparison Report
8/1/2021 - 8/31/2021

	8/1/2021 - 8/31/2021			1/1/2021 - 8/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income Accounts</u>							
4110 - Association Fees	\$11,011.00	\$11,011.00	\$0.00	\$88,088.00	\$88,088.00	\$0.00	\$132,132.00
4115 - Non-Refundable Move-In Fees	\$0.00	\$0.00	\$0.00	\$1,089.00	\$0.00	\$1,089.00	\$0.00
4130 - Int Income (Operating Funds)	\$0.00	\$0.00	\$0.00	\$1.68	\$0.00	\$1.68	\$0.00
4140 - Late Fees	\$0.00	\$0.00	\$0.00	\$90.00	\$0.00	\$90.00	\$0.00
4160 - Penalty & Violations	\$25.00	\$0.00	\$25.00	\$75.00	\$0.00	\$75.00	\$0.00
4185 - Prior Year Operating Surplus	\$0.00	\$1,666.67	(\$1,666.67)	\$0.00	\$13,333.36	(\$13,333.36)	\$20,000.00
4190 - Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$131.00	\$0.00	\$131.00	\$0.00
<u>Total Income Accounts</u>	\$11,036.00	\$12,677.67	(\$1,641.67)	\$89,474.68	\$101,421.36	(\$11,946.68)	\$152,132.00
Total Income	\$11,036.00	\$12,677.67	(\$1,641.67)	\$89,474.68	\$101,421.36	(\$11,946.68)	\$152,132.00
Expense							
<u>Administrative Expenses</u>							
5105 - Professional Management Fees	\$1,095.03	\$1,095.03	\$0.00	\$8,632.68	\$8,632.68	\$0.00	\$13,012.81
5125 - Property Insurance	\$154.13	\$0.00	(\$154.13)	\$472.49	\$3,100.00	\$2,627.51	\$3,500.00
5140 - Legal Counsel/Service	\$0.00	\$16.67	\$16.67	\$550.00	\$133.36	(\$416.64)	\$200.00
5145 - Accounting/Outside Firm-Audit	\$0.00	\$0.00	\$0.00	\$925.00	\$1,000.00	\$75.00	\$1,000.00
5160 - General and Administrative	\$182.48	\$83.33	(\$99.15)	\$704.98	\$666.64	(\$38.34)	\$1,000.00
5165 - Postage	\$14.72	\$29.22	\$14.50	\$68.63	\$233.76	\$165.13	\$350.58
5170 - Printing and Copying	\$3.90	\$25.00	\$21.10	\$110.75	\$200.00	\$89.25	\$300.00
5190 - Miscellaneous Expense	\$0.00	\$25.00	\$25.00	\$285.24	\$200.00	(\$85.24)	\$300.00
<u>Total Administrative Expenses</u>	\$1,450.26	\$1,274.25	(\$176.01)	\$11,749.77	\$14,166.44	\$2,416.67	\$19,663.39
<u>Grounds Maintenance / Single Family Homes</u>							
5305 - Landscaping (Contracted/SF)	\$3,279.57	\$3,279.57	\$0.00	\$19,677.42	\$19,677.42	\$0.00	\$32,795.71
5310 - Snow Maintenance (Contracted/SF)	\$0.00	\$0.00	\$0.00	\$15,524.60	\$11,250.00	(\$4,274.60)	\$15,000.00
<u>Total Grounds Maintenance / Single Family Homes</u>	\$3,279.57	\$3,279.57	\$0.00	\$35,202.02	\$30,927.42	(\$4,274.60)	\$47,795.71
<u>Grounds Maintenance/Common Area</u>							
5405 - Landscaping (Contracted/CA)	\$2,499.29	\$2,499.29	\$0.00	\$14,995.74	\$14,995.74	\$0.00	\$24,992.90
5407 - Woodland/Berm Maintenance - CA	\$0.00	\$1,250.00	\$1,250.00	\$1,500.00	\$6,250.00	\$4,750.00	\$10,000.00
5410 - Snow Maintenance (Contracted/CA)	\$0.00	\$0.00	\$0.00	\$0.00	\$1,125.00	\$1,125.00	\$1,500.00
5420 - Irrigation Repairs & Maint./CA	\$0.00	\$600.00	\$600.00	\$815.68	\$1,800.00	\$984.32	\$3,000.00
5425 - Tree/Shrub Replacement - CA	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$15,000.00
5430 - Lake-Pond Maintenance/CA	\$642.42	\$270.83	(\$371.59)	\$2,097.86	\$2,166.64	\$68.78	\$3,250.00
5440 - Maintenance Services/CA	\$0.00	\$416.67	\$416.67	\$191.94	\$3,333.36	\$3,141.42	\$5,000.00
<u>Total Grounds Maintenance/Common Area</u>	\$3,141.71	\$5,036.79	\$1,895.08	\$19,601.22	\$39,670.74	\$20,069.52	\$62,742.90
<u>Utilities</u>							
5705 - Electric / Common Area Lighting	\$309.00	\$229.17	(\$79.83)	\$1,443.91	\$1,833.36	\$389.45	\$2,750.00
5710 - Water / Common Area	\$1,298.45	\$283.33	(\$1,015.12)	\$2,593.79	\$2,266.64	(\$327.15)	\$3,400.00
<u>Total Utilities</u>	\$1,607.45	\$512.50	(\$1,094.95)	\$4,037.70	\$4,100.00	\$62.30	\$6,150.00
<u>z - Reserves</u>							
5900 - Capital Reserve Funding	\$1,000.00	\$1,000.00	\$0.00	\$8,000.00	\$8,000.00	\$0.00	\$12,000.00
5901 - Operations Reserve Account	\$315.00	\$315.00	\$0.00	\$2,520.00	\$2,520.00	\$0.00	\$3,780.00

Fernbrooke Homeowners Association, Inc.
Budget Comparison Report
8/1/2021 - 8/31/2021

	8/1/2021 - 8/31/2021			1/1/2021 - 8/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Total z - Reserves</u>	\$1,315.00	\$1,315.00	\$0.00	\$10,520.00	\$10,520.00	\$0.00	\$15,780.00
Total Expense	\$10,793.99	\$11,418.11	\$624.12	\$81,110.71	\$99,384.60	\$18,273.89	\$152,132.00
Operating Net Income	\$242.01	\$1,259.56	(\$1,017.55)	\$8,363.97	\$2,036.76	\$6,327.21	\$0.00
Net Income	\$242.01	\$1,259.56	(\$1,017.55)	\$8,363.97	\$2,036.76	\$6,327.21	\$0.00

Fernbrooke Homeowners Association, Inc.
Check Register Report
8/1/2021 - 8/31/2021

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
1004	100092	8/4/2021	A & M Landscape Management LLC	\$5,842.84			
		56016			5440 Maintenance Services/CA	\$63.98	\$63.98
		56162			5405 Landscaping (Contracted/CA)	\$2,499.29	\$2,499.29
		56163			5305 Landscaping (Contracted/SF)	\$3,279.57	\$3,279.57
1004	100093	8/4/2021	Access Property Management	\$1,095.03			
		080121			5105 Professional Management Fees	\$1,095.03	\$1,095.03
1004	100094	8/4/2021	Mark's Stump Removal	\$1,500.00			
		867			5407 Woodland/Berm Maintenance - CA	\$1,500.00	\$1,500.00
1004	100095	8/10/2021	Hill Wallack, LLP	\$82.50			
		600827			5140 Legal Counsel/Service	\$82.50	\$82.50
1004	100096	8/12/2021	Bryan O'Neal	\$132.48			
		080521-			5160 General and Administrative	\$132.48	\$132.48
1004	100097	8/16/2021	Princeton Hydro, LLC	\$642.42			
		42449			5430 Lake-Pond Maintenance/CA	\$642.42	\$642.42
1004	100098	8/16/2021	New Jersey-American Water Co.	\$98.78			
		080521-9501			5710 Water / Common Area	\$42.08	\$42.08
		080521-7239			5710 Water / Common Area	\$56.70	\$56.70
1004	100099	8/20/2021	New Jersey-American Water Co.	\$1,199.67			
		080521-8948			5710 Water / Common Area	\$1,199.67	\$1,199.67
1004	100100	8/20/2021	Access Property Management	\$68.62			
		081221-			5170 Printing and Copying	\$3.90	\$3.90
		081221-			5165 Postage	\$14.72	\$14.72
		081221-			5160 General and Administrative	\$50.00	\$50.00
1004	100101	8/24/2021	PSE&G	\$309.00			
		081121-3408			5705 Electric / Common Area Lighting	\$5.00	\$5.00
		081021-6006			5705 Electric / Common Area Lighting	\$41.57	\$41.57
		081121-4308			5705 Electric / Common Area Lighting	\$42.75	\$42.75
		081021-3905			5705 Electric / Common Area Lighting	\$219.68	\$219.68
Total:				<u>\$10,971.34</u>			

Fernbrooke Homeowners Association, Inc.
Accounts Payable Aging Report
Period Through: 8/31/2021

<u>Payee</u>	<u>Invoice</u>	<u>Invoice Date</u>	<u>Due Date</u>	<u>Description</u>	<u>Expense</u>	<u>Total</u>	<u>Current</u>	<u>30 Days</u>	<u>60 Days</u>	<u>90 Days</u>	
Totals:							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00