EVERGREEN
LIFESTYLES MANAGEMENT

Financial Report Package

04/30/2024

Prepared for

Bradford Ridge Homeowners Association, Inc.
By

Evergreen Lifestyles Management

Bradford Ridge Homeowners Association, Inc.

Balance Sheet as of 4/30/2024

	Operating	Reserve	Total
Assets			
Cash			
10-1000-000 - Cash-Operating-First Citizens Bank 9275	$26,605.02		$26,605.02
Total Cash	**$26,605.02**		**$26,605.02**
Accounts Receivable & Prepaids			
10-1210-000 - Accounts Receivable	$4,687.63		$4,687.63
10-1381-000 - Prepaid Insurance	$1,977.71		$1,977.71
10-1910-000 - Utility Deposits	$50.00		$50.00
Total Accounts Receivable & Prepaids	**$6,715.34**		**$6,715.34**
Total Assets	**$33,320.36**		**$33,320.36**
Liabilities / Equity			
Liability			
20-2210-000 - Accounts Payable	$100.00		$100.00
20-2216-000 - Due to ELM-Estoppel Fees	$150.00		$150.00
20-2220-000 - Accrued Expenses	$458.82		$458.82
20-2230-000 - Prepaid Assessments	$3,520.63		$3,520.63
20-2232-000 - Due to ELM-Rebilling Fees	$510.00		$510.00
20-2240-000 - Deferred Revenue	$5,706.59		$5,706.59
Total Liability	**$10,446.04**		**$10,446.04**
Equity			
31-3509-000 - Prior Period Adjustments	($250.00)		($250.00)
31-3510-000 - Operating Fund Balance	$16,454.07		$16,454.07
31-3800-000 - Net Income (Loss)	$6,670.25		$6,670.25
Total Equity	**$22,874.32**		**$22,874.32**
Total Liabilities / Equity	**$33,320.36**		**$33,320.36**

Bradford Ridge Homeowners Association, Inc.

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
40-4010-000 - Assessments	2,853.30	4,425.00	(1,571.70)	11,039.06	17,700.00	(6,660.94)	53,100.00
40-4025-000 - Capital Assessment Charge	2,250.00	-	2,250.00	14,250.00	-	14,250.00	-
40-4220-000 - Re-billing Fees	(420.00)	-	(420.00)	-	-	-	-
40-4410-000 - Bank Interest-Operating	1.04	-	1.04	4.11	-	4.11	-
40-4411-000 - Interest-Delinquent Owners	8.19	-	8.19	78.38	-	78.38	-
Total Income	**4,692.53**	**4,425.00**	**267.53**	**25,371.55**	**17,700.00**	**7,671.55**	**53,100.00**
Total Income	**4,692.53**	**4,425.00**	**267.53**	**25,371.55**	**17,700.00**	**7,671.55**	**53,100.00**
Operating Expense							
Administrative							
50-5010-000 - Annual Corporate Report	100.00	-	(100.00)	100.00	100.00	-	100.00
50-5016-000 - CPA Services	-	-	-	-	300.00	300.00	300.00
50-5019-000 - Website Expense	50.00	50.00	-	200.00	200.00	-	600.00
50-5130-000 - Legal/Professional Fees	-	25.00	25.00	-	100.00	100.00	300.00
50-5140-000 - Management Contract	750.00	750.00	-	3,000.00	3,000.00	-	9,000.00
50-5145-000 - Bad Debt Expense	-	25.00	25.00	-	100.00	100.00	300.00
50-5155-000 - Postage/Copies/Supplies	144.22	25.00	(119.22)	340.70	100.00	(240.70)	300.00
50-5170-000 - Insurance	494.43	600.00	105.57	2,348.55	2,400.00	51.45	7,200.00
Total Administrative	**1,538.65**	**1,475.00**	**(63.65)**	**5,989.25**	**6,300.00**	**310.75**	**18,100.00**
Common Area Maintenance							
60-6010-000 - Grounds Maintenance - (Common & Ponds)	1,210.00	1,790.00	580.00	7,772.00	7,160.00	(612.00)	21,480.00
60-6023-000 - Mulch	-	50.00	50.00	3,195.00	200.00	(2,995.00)	600.00
60-6025-000 - Professional & Legal Fees	-	50.00	50.00	-	200.00	200.00	600.00
60-6040-000 - Legal-General	-	90.00	90.00	-	360.00	360.00	1,080.00
60-6340-000 - Backflow Inspection	-	16.66	16.66	-	66.72	66.72	200.00
60-6515-000 - Signage	-	10.00	10.00	-	40.00	40.00	120.00
Total Common Area Maintenance	**1,210.00**	**2,006.66**	**796.66**	**10,967.00**	**8,026.72**	**(2,940.28)**	**24,080.00**
Utilities							
70-7020-000 - Electric-Common Area	(185.00)	510.00	695.00	1,327.01	2,040.00	712.99	6,120.00
70-7065-000 - Water & Sewer/Irrigation	(256.18)	400.00	656.18	418.04	1,600.00	1,181.96	4,800.00
Total Utilities	**(441.18)**	**910.00**	**1,351.18**	**1,745.05**	**3,640.00**	**1,894.95**	**10,920.00**
Total Expense	**2,307.47**	**4,391.66**	**2,084.19**	**18,701.30**	**17,966.72**	**(734.58)**	**53,100.00**
Operating Net Total	**2,385.06**	**33.34**	**2,351.72**	**6,670.25**	**(266.72)**	**6,936.97**	**-**
Net Total	**2,385.06**	**33.34**	**2,351.72**	**6,670.25**	**(266.72)**	**6,936.97**	**-**