

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Balance Sheet

12/31/2017

Assets

Accounts Receivable	649.13
First Bank - Operating	3,100.53
Reserve Funds	
First Bank - Reserve	2,960.40
CD 1/14/18 UMB .15%	30,703.06
CD 4/15/18 UMB .015%	41,223.98
TOTAL Reserve Funds	74,887.44
Due from Other Funds	10,000.00
<u>Total Assets</u>	<u>88,637.10</u>

Liabilities

Prepaid Dues	17,938.00
Due to Other Funds	10,000.00
Insurance Proceeds	904.32
<u>Total Liabilities</u>	<u>28,842.32</u>

Net Worth

Reserve Funds	
Reserve Interest Earned	128.52
Reserve-Consolidated	143,614.50
Reserve Exp-Consolidated	(58,855.58)
TOTAL Reserve Funds	84,887.44
Retained Earnings	(29,558.92)
Net Income	4,466.26
<u>Total Net Worth</u>	<u>59,794.78</u>
<u>Total Net Worth and Liabilities</u>	<u>88,637.10</u>

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Income and Expense Comparative Statement

From 12/01/2017 to 12/31/2017

	<u>December 2017</u>		<u>January to December</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
Revenues							
Monthly Dues	20,672	20,672	248,064	248,064		248,064	240,768
Interest Income		(2)		20	(20)	20	20
Late fee-Nsf Charges	49	38	303	500	(197)	500	500
Fines			250		250		
Total Revenues	20,721	20,708	248,617	248,584	33	248,584	241,288

Expenses

Operating Expenses

Accounting Fees			975	1,100	125	1,100	1,000
Administration Costs	573	163	4,259	2,000	(2,259)	2,000	2,000
Concrete Repair			4,225	2,500	(1,725)	2,500	5,000
Deck Repair			5,283	2,000	(3,283)	2,000	3,000
Electric	38	30	381	360	(21)	360	350
General Mx and Repair	185	837	25,141	10,000	(15,141)	10,000	10,000
Gutter Repair	275	413	4,332	5,000	668	5,000	5,000
Insurance Property/Liability	3,414	4,000	44,039	48,000	3,961	48,000	46,000
Landscaping	275		2,145	2,000	(145)	2,000	3,000
Legal Expense		125	824	1,500	676	1,500	1,500
**Legal Reimb		(87)	(45)	(1,000)	(955)	(1,000)	(1,000)
Lawn Contract	2,414	2,420	27,657	28,974	1,317	28,974	26,340
Light (Electric) Maint/Repair			84		(84)		
Management Fees	1,237	1,236	14,843	14,843		14,843	14,843
Painting			23,850	23,000	(850)	23,000	23,840
Pest Control		38	271	500	229	500	500
Roof Repair	620	1,250	23,567	15,000	(8,567)	15,000	12,000
Snow Removal		1,250	3,669	15,000	11,331	15,000	15,000
Sprinkler Repair		212	3,263	2,500	(763)	2,500	2,500
Trash	988	837	11,457	10,000	(1,457)	10,000	8,850
Tree Maintenance		462	11,376	5,500	(5,876)	5,500	5,500
Water	90	2,337	27,532	28,000	468	28,000	27,600
TOTAL Operating Expenses	10,109	15,523	239,128	216,777	(22,351)	216,777	212,823

Reserve Funding

	<u>December 2017</u>		<u>January to December</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
Reserve Allocation Consolidated		2,646	5,023	31,807	26,784	31,807	28,465
TOTAL Reserve Funding	0	2,646	5,023	31,807	26,784	31,807	28,465
Total Expenses	10,109	18,169	244,151	248,584	4,433	248,584	241,288
Net Income	10,612	2,539	4,466	0	4,466	0	0