

# The Enclave at Broadmoor Glen Homeowners Association, Inc.

## Balance Sheet

11/30/2017

### Assets

Accounts Receivable	56.00
First Bank - Operating	1,924.50
Reserve Funds	
First Bank - Reserve	2,960.33
CD 1/14/18 UMB .15%	30,703.06
CD 4/15/18 UMB .015%	41,223.98
<b>TOTAL Reserve Funds</b>	<b>74,887.37</b>
Due from Other Funds	10,000.00
<b><u>Total Assets</u></b>	<b><u>86,867.87</u></b>

### Liabilities

Prepaid Dues	12,238.00
Accounts Payable - Net Total	14,543.17
Due to Other Funds	10,000.00
Insurance Proceeds	904.32
<b><u>Total Liabilities</u></b>	<b><u>37,685.49</u></b>

### Net Worth

Reserve Funds	
Reserve Interest Earned	128.45
Reserve-Consolidated	143,614.50
Reserve Exp-Consolidated	(58,855.58)
<b>TOTAL Reserve Funds</b>	<b>84,887.37</b>
Retained Earnings	(29,558.92)
Net Income	(6,146.07)
<b><u>Total Net Worth</u></b>	<b><u>49,182.38</u></b>
<b><u>Total Net Worth and Liabilities</u></b>	<b><u>86,867.87</u></b>

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## Income and Expense Comparative Statement

From 11/01/2017 to 11/30/2017

	<u>November 2017</u>		<u>January to November</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>
<b>Revenues</b>							
Monthly Dues	20,672	20,672	227,392	227,392		248,064	240,768
Interest Income		2		22	(22)	20	20
Late fee-Nsf Charges	60	42	254	462	(208)	500	500
Fines			250		250		
<b>Total Revenues</b>	20,732	20,716	227,896	227,876	20	248,584	241,288

### Expenses

#### **Operating Expenses**

Accounting Fees			975	1,100	125	1,100	1,000
Administration Costs	812	167	3,686	1,837	(1,849)	2,000	2,000
Concrete Repair		250	4,225	2,500	(1,725)	2,500	5,000
Deck Repair	690		5,283	2,000	(3,283)	2,000	3,000
Electric	32	30	343	330	(13)	360	350
General Mx and Repair	680	833	24,956	9,163	(15,793)	10,000	10,000
Gutter Repair	200	417	4,057	4,587	530	5,000	5,000
Insurance Property/Liability	3,414	4,000	40,625	44,000	3,375	48,000	46,000
Landscaping	180	500	1,870	2,000	130	2,000	3,000
Legal Expense		125	824	1,375	551	1,500	1,500
**Legal Reimb		(83)	(45)	(913)	(868)	(1,000)	(1,000)
Lawn Contract	2,414	2,414	25,242	26,554	1,312	28,974	26,340
Light (Electric) Maint/Repair	84		84		(84)		
Management Fees	1,237	1,237	13,606	13,607	1	14,843	14,843
Painting			23,850	23,000	(850)	23,000	23,840
Pest Control		42	271	462	191	500	500
Roof Repair	650	1,250	22,947	13,750	(9,197)	15,000	12,000
Snow Removal	45	1,250	3,669	13,750	10,081	15,000	15,000
Sprinkler Repair		208	3,263	2,288	(975)	2,500	2,500
Trash	988	833	10,469	9,163	(1,306)	10,000	8,850
Tree Maintenance		458	11,376	5,038	(6,338)	5,500	5,500
Water	1,749	2,333	27,442	25,663	(1,779)	28,000	27,600
<b>TOTAL Operating Expenses</b>	13,175	16,264	229,018	201,254	(27,764)	216,777	212,823

#### **Reserve Funding**

	<u>November 2017</u>		<u>January to November</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		2,651	5,023	29,161	24,138	31,807	28,465
<b>TOTAL Reserve Funding</b>	0	2,651	5,023	29,161	24,138	31,807	28,465
<b>Total Expenses</b>	13,175	18 ,915	234 ,041	230 ,415	(3 ,626)	248 ,584	241 ,288
<b>Net Income</b>	<b>7,557</b>	<b>1,801</b>	<b>(6,145)</b>	<b>(2,539)</b>	<b>(3,606)</b>	<b>0</b>	<b>0</b>