

# The Enclave at Broadmoor Glen Homeowners Association, Inc.

## Balance Sheet

10/31/2016

### Assets

Accounts Receivable	227.00
First Bank - Operating	4,233.25
<b>Reserve Funds</b>	
First Bank - Reserve	47,097.22
CD 12/14/16 UMB	30,650.62
CD 2/15/17 UMB	41,151.74
<b>TOTAL Reserve Funds</b>	<u>118,899.58</u>
Due from Other Funds	19,676.00
<b><u>Total Assets</u></b>	<u><b>143,035.83</b></u>

### Liabilities

Accounts Receivable Over Collected	9,043.00
Accounts Payable - Net Total	12,045.00
Due to Other Funds	19,676.00
<b><u>Total Liabilities</u></b>	<u><b>40,764.00</b></u>

### Net Worth

<b>Reserve Funds</b>	
Reserve Interest Earned	106.81
Reserve-Consolidated	145,269.02
Reserve Exp-Consolidated	(6,800.25)
<b>TOTAL Reserve Funds</b>	<u>138,575.58</u>
Retained Earnings	(41,069.30)
Net Income	4,765.55
<b><u>Total Net Worth</u></b>	<u><b>102,271.83</b></u>
<b><u>Total Net Worth and Liabilities</u></b>	<u><b>143,035.83</b></u>

# The Enclave at Broadmoor Glen Homeowners Association, Inc.

## Income and Expense Comparative Statement

From 10/01/2016 to 10/31/2016

	<u>October 2016</u>		<u>January to October</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	20,064	20,064	200,640	200,640		240,768	218,880
Interest Income		2		20	(20)	20	20
Late fee-Nsf Charges	20	42	228	420	(192)	500	500
<b>Total Revenues</b>	20,084	20,108	200,868	201,080	(212)	241,288	219,400
<b>Expenses</b>							
<b>Operating Expenses</b>							
Accounting Fees		83	975	830	(145)	1,000	1,000
Administration Costs	182	167	1,955	1,670	(285)	2,000	2,000
Concrete Repair		417	4,621	4,170	(451)	5,000	5,000
Deck Repair	85	250	1,260	2,500	1,240	3,000	3,000
Electric	36	29	335	290	(45)	350	350
General Mx and Repair	532	833	8,294	8,330	36	10,000	10,000
Gutter Repair	150	417	5,822	4,170	(1,652)	5,000	1,500
Insurance Property/Liability	3,789	3,833	40,511	38,330	(2,181)	46,000	41,800
Landscaping		250	998	2,500	1,502	3,000	8,000
Legal Expense		125		1,250	1,250	1,500	1,500
**Legal Reimb		(83)	(45)	(830)	(785)	(1,000)	(1,000)
Lawn Contract	2,195	2,195	21,950	21,950		26,340	26,340
Management Fees	1,237	1,237	12,369	12,370	1	14,843	14,136
Painting	12,045	1,987	23,435	19,870	(3,565)	23,840	12,805
Pest Control	100	42	610	420	(190)	500	500
Roof Repair	390	1,000	17,709	10,000	(7,709)	12,000	12,000
Snow Removal		1,250	14,129	12,500	(1,629)	15,000	10,000
Sprinkler Repair	1,064	208	2,763	2,080	(683)	2,500	6,000
Trash	931	738	8,916	7,380	(1,536)	8,850	10,000
Tree Maintenance		458	5,990	4,580	(1,410)	5,500	6,000
Water	5,433	2,300	21,133	23,000	1,867	27,600	27,600
<b>TOTAL Operating Expenses</b>	28,169	17,736	193,730	177,360	(16,370)	212,823	198,531
<b>Reserve Funding</b>							
Reserve Allocation Consolidated		2,372	2,372	23,720	21,348	28,465	20,869
<b>TOTAL Reserve Funding</b>	0	2,372	2,372	23,720	21,348	28,465	20,869

<u>October 2016</u>		<u>January to October</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>Total Expenses</b>	28,169	20,108	196,102	201,080	4,978	241,288	219,400
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<b>Net Income</b>	(8,085)	0	4,766	0	4,766	0	0
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