

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Balance Sheet

10/31/2017

Assets

Accounts Receivable	32.00
First Bank - Operating	1,000.34
Reserve Funds	
First Bank - Reserve	14,726.26
CD 9/15/17 UMB .15%	41,223.98
CD 1/14/18 UMB .15%	30,699.15
TOTAL Reserve Funds	<hr/> 86,649.39
Total Assets	<hr/> 87,681.73 <hr/>

Liabilities

Prepaid Dues	9,779.00
Accounts Payable - Net Total	33,610.33
Insurance Proceeds	904.32
Total Liabilities	<hr/> 44,293.65 <hr/>

Net Worth

Reserve Funds	
Reserve Interest Earned	124.22
Reserve-Consolidated	143,614.50
Reserve Exp-Consolidated	(57,089.33)
TOTAL Reserve Funds	<hr/> 86,649.39
Retained Earnings	(29,558.92)
Net Income	(13,702.39)
Total Net Worth	<hr/> 43,388.08 <hr/>
Total Net Worth and Liabilities	<hr/> 87,681.73 <hr/>

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Income and Expense Comparative Statement

From 10/01/2017 to 10/31/2017

	<u>October 2017</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>
Revenues							
Monthly Dues	20,672	20,672	206,720	206,720		248,064	240,768
Interest Income		2		20	(20)	20	20
Late fee-Nsf Charges	20	42	194	420	(226)	500	500
Fines			250		250		
Total Revenues	20,692	20,716	207,164	207,160	4	248,584	241,288

Expenses

Operating Expenses

Accounting Fees			975	1,100	125	1,100	1,000
Administration Costs	492	167	2,874	1,670	(1,204)	2,000	2,000
Concrete Repair			4,225	2,250	(1,975)	2,500	5,000
Deck Repair			4,593	2,000	(2,593)	2,000	3,000
Electric	10	30	311	300	(11)	360	350
General Mx and Repair	1,441	833	24,276	8,330	(15,946)	10,000	10,000
Gutter Repair	3,150	417	3,857	4,170	313	5,000	5,000
Insurance Property/Liability	3,414	4,000	37,211	40,000	2,789	48,000	46,000
Landscaping		500	1,690	1,500	(190)	2,000	3,000
Legal Expense	670	125	824	1,250	426	1,500	1,500
**Legal Reimb		(83)	(45)	(830)	(785)	(1,000)	(1,000)
Lawn Contract	2,414	2,414	22,828	24,140	1,312	28,974	26,340
Management Fees	1,237	1,237	12,369	12,370	1	14,843	14,843
Painting	23,500	5,000	23,850	23,000	(850)	23,000	23,840
Pest Control		42	271	420	149	500	500
Roof Repair	11,984	1,250	22,297	12,500	(9,797)	15,000	12,000
Snow Removal		1,250	3,624	12,500	8,876	15,000	15,000
Sprinkler Repair	560	208	3,263	2,080	(1,183)	2,500	2,500
Trash	988	833	9,482	8,330	(1,152)	10,000	8,850
Tree Maintenance		458	11,376	4,580	(6,796)	5,500	5,500
Water	5,910	2,333	25,693	23,330	(2,363)	28,000	27,600
TOTAL Operating Expenses	55,770	21,014	215,844	184,990	(30,854)	216,777	212,823

Reserve Funding

Reserve Allocation Consolidated		2,651	5,023	26,510	21,487	31,807	28,465
---------------------------------	--	-------	-------	--------	--------	--------	--------

	<u>October 2017</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>
TOTAL Reserve Funding	0	2,651	5,023	26,510	21,487	31,807	28,465
Total Expenses	55,770	23,665	220,867	211,500	(9,367)	248,584	241,288
Net Income	(35,078)	(2,949)	(13,703)	(4,340)	(9,363)	0	0