

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Balance Sheet

09/30/2016

Assets

Accounts Receivable	29.00
First Bank - Operating	2,139.11
Reserve Funds	
First Bank - Reserve	47,097.22
CD 12/14/16 UMB	30,645.58
CD 2/15/17 UMB	41,151.74
TOTAL Reserve Funds	<u>118,894.54</u>
Due from Other Funds	19,676.00
<u>Total Assets</u>	<u>140,738.65</u>

Liabilities

Accounts Receivable Over Collected	10,711.00
Due to Other Funds	19,676.00
<u>Total Liabilities</u>	<u>30,387.00</u>

Net Worth

Reserve Funds	
Reserve Interest Earned	101.77
Reserve-Consolidated	145,269.02
Reserve Exp-Consolidated	(6,800.25)
TOTAL Reserve Funds	<u>138,570.54</u>
Retained Earnings	(41,069.30)
Net Income	12,850.41
<u>Total Net Worth</u>	<u>110,351.65</u>
<u>Total Net Worth and Liabilities</u>	<u>140,738.65</u>

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Income and Expense Comparative Statement

From 09/01/2016 to 09/30/2016

	<u>September 2016</u>		<u>January to September</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	20,064	20,064	180,576	180,576		240,768	218,880
Interest Income		2		18	(18)	20	20
Late fee-Nsf Charges	20	42	208	378	(170)	500	500
Total Revenues	20,084	20,108	180,784	180,972	(188)	241,288	219,400

Expenses

Operating Expenses

Accounting Fees		83	975	747	(228)	1,000	1,000
Administration Costs	180	167	1,773	1,503	(270)	2,000	2,000
Concrete Repair	3,395	417	4,621	3,753	(868)	5,000	5,000
Deck Repair		250	1,175	2,250	1,075	3,000	3,000
Electric	33	29	299	261	(38)	350	350
General Mx and Repair	1,485	833	7,761	7,497	(264)	10,000	10,000
Gutter Repair		417	5,672	3,753	(1,919)	5,000	1,500
Insurance Property/Liability	3,789	3,833	36,355	34,497	(1,858)	46,000	41,800
Insurance-Workmans Comp			367		(367)		
Landscaping	118	250	998	2,250	1,252	3,000	8,000
Legal Expense		125		1,125	1,125	1,500	1,500
**Legal Reimb		(83)	(45)	(747)	(702)	(1,000)	(1,000)
Lawn Contract	2,195	2,195	19,755	19,755		26,340	26,340
Management Fees	1,237	1,237	11,132	11,133	1	14,843	14,136
Painting		1,987	11,390	17,883	6,493	23,840	12,805
Pest Control		42	510	378	(132)	500	500
Roof Repair	375	1,000	17,319	9,000	(8,319)	12,000	12,000
Snow Removal		1,250	14,129	11,250	(2,879)	15,000	10,000
Sprinkler Repair	326	208	1,699	1,872	173	2,500	6,000
Trash	932	738	7,985	6,642	(1,343)	8,850	10,000
Tree Maintenance	595	458	5,990	4,122	(1,868)	5,500	6,000
Water	4,756	2,300	15,700	20,700	5,000	27,600	27,600
TOTAL Operating Expenses	19,416	17,736	165,560	159,624	(5,936)	212,823	198,531

Reserve Funding

Reserve Allocation Consolidated		2,372	2,372	21,348	18,976	28,465	20,869
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	<u>September 2016</u>		<u>January to September</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	2,372	2,372	21,348	18,976	28,465	20,869
Total Expenses	19,416	20,108	167,932	180,972	13,040	241,288	219,400
Net Income	668	0	12,852	0	12,852	0	0