

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Balance Sheet

09/30/2018

Assets

Accounts Receivable	443.64
First Bank - Operating	5,928.93
Reserve Funds	
First Bank - Reserve	11,939.89
CD 4/15/18-11/15/18 (7 Mo) UMB .15%	41,259.90
CD 1/4/18 - 2/14/19 (13 Mo) UMB .15%	30,741.44
TOTAL Reserve Funds	83,941.23
<u>Total Assets</u>	<u>90,313.80</u>

Liabilities

Prepaid Dues	11,112.62
<u>Total Liabilities</u>	<u>11,112.62</u>

Net Worth

Reserve Funds	
Reserve Interest Earned	81.75
Reserve-Consolidated	108,750.23
Reserve Exp-Consolidated	(24,890.75)
TOTAL Reserve Funds	83,941.23
Retained Earnings	(24,188.34)
Net Income	19,448.29
<u>Total Net Worth</u>	<u>79,201.18</u>
<u>Total Net Worth and Liabilities</u>	<u>90,313.80</u>

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Income and Expense Comparative Statement

From 09/01/2018 to 09/30/2018

	<u>September 2018</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	20,672	20,672	186,048	186,048		248,064	248,064
Interest Income		2		18	(18)	20	20
Late fee-Nsf Charges	40	42	211	378	(167)	500	500
Misc Income			44		44		
Total Revenues	20,712	20,716	186,303	186,444	(141)	248,584	248,584

Expenses

Operating Expenses

Accounting Fees			1,000	1,100	100	1,100	1,100
Administration Costs	281	167	2,655	1,503	(1,152)	2,000	2,000
Concrete Repair	140	500	4,085	2,250	(1,835)	2,500	2,500
Deck Repair		1,000	175	2,000	1,825	2,000	2,000
Electric	33	30	340	270	(70)	360	360
General Mx and Repair	2,458	833	9,088	7,497	(1,591)	10,000	10,000
Gutter Repair		417	1,340	3,753	2,413	5,000	5,000
Insurance Property/Liability	3,667	4,000	35,456	36,000	544	48,000	48,000
Landscaping	1,242	500	1,404	1,000	(404)	2,000	2,000
Legal Expense	161	125	286	1,125	839	1,500	1,500
**Legal Reimb		(83)	(125)	(747)	(622)	(1,000)	(1,000)
Lawn Contract	2,535	2,414	22,092	21,726	(366)	28,974	28,974
Management Fees	1,237	1,237	11,132	11,133	1	14,843	14,843
Painting		2,000	150	18,000	17,850	23,000	23,000
Pest Control		42	280	378	98	500	500
Roof Repair		1,250	3,481	11,250	7,769	15,000	15,000
Snow Removal		1,250	3,202	11,250	8,048	15,000	15,000
Sprinkler Repair	709	208	2,741	1,872	(869)	2,500	2,500
Trash	1,036	833	9,412	7,497	(1,915)	10,000	10,000
Tree Maintenance	625	458	4,882	4,122	(760)	5,500	5,500
Water	7,340	2,333	29,916	20,997	(8,919)	28,000	28,000
TOTAL Operating Expenses	21,464	19,514	142,992	163,976	20,984	216,777	216,777

Reserve Funding

Reserve Allocation Consolidated	2,651	2,651	23,859	23,859		31,807	31,807
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	<u>September 2018</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	2,651	2,651	23,859	23,859	0	31,807	31,807
Total Expenses	24,115	22,165	166,851	187,835	20,984	248,584	248,584
Net Income	(3,403)	(1,449)	19,452	(1,391)	20,843	0	0