

Brockton Manor Homeowner's Assoc.
Financial Operating Results
For The Year Ending December 31, 2017

02/15/18
 Exhibit A

	<u>2017</u> <u>Budget</u>	<u>2017 Final Actual</u>	
		<u>Amount</u>	<u>Variance</u>
<u>OPERATING FUND:</u>			
<i>Dues & Other Collections:</i>			
Homeowner Dues	\$ 44,505	\$ 44,505	\$ -
Other Billings & Charges	<u>1,700</u>	<u>2,179</u>	<u>479</u>
	46,205	46,684	479
<i>Utilities:</i>			
Electric (Entry, Fountain, St Lights)	7,000	7,415	(415)
Water (Lawn Sprinkler)	2,000	5,617	(3,617)
<i>Common Area Maintenance:</i>			
Lake Fountain Repair	1,500	1,640	(140)
Sprinkler System Maintenance	500	1,352	(852)
Lake Treatment	2,900	4,503	(1,603)
Landscaping/Fertilizer/Mowing	17,500	18,510	(1,010)
Trees & Shrubs	4,000	1,450	2,550
Repair/Replace Street Signs	-	275	(275)
Entry Lights	200	345	(145)
Emerald Ash Borer Treatment	4,000	4,230	(230)
Uncollected Homeowner Dues	1,035	1,725	(690)
Admin. Supplies (Paper/Postage)	200	324	(124)
P. O. Box Rental Fees	100	86	14
Professional Services (Legal, Other)	1,250	445	805
Insurance Expense	<u>2,100</u>	<u>2,248</u>	<u>(148)</u>
Total Expenses	<u>44,285</u>	<u>50,165</u>	<u>(5,880)</u>
Surplus/(Deficit)	<u>\$ 1,920</u>	<u>\$ (3,481)</u>	<u>\$ (5,401)</u>
<u>CAPITAL RESERVE FUND:</u>			
Starting Balance	\$ 17,178	\$ 17,178	
Capital Reserve Dues Collected	2,520	2,480	
Capital Fund Utilization	-	(10,000)	
Operating Fund Deficit	-	(2,545)	
End Balance	<u>\$ 19,698</u>	<u>\$ 7,113</u>	

**Brockton Manor Homeowner's Assoc.
2018 Budget Proposal**

02/15/18
Exhibit B

	2018 Budget Proposal	2017 Actual	Variance
<u>OPERATING FUND:</u>			
<i>Dues & Other Collections:</i>			
Homeowner Dues	\$ 44,505	\$ 44,505	\$ -
Other Billings & Charges	1,700	2,179	(479)
	<u>46,205</u>	<u>46,684</u>	<u>(479)</u>
<i>Utilities:</i>			
Electric (Entry, Fountain, St Lights)	7,000	7,415	167
Water (Lawn Sprinkler)	2,000	1,779	(221)
Water Expense Recovery	4,000	3,838	(162)
<i>Common Area Maintenance:</i>			
Lake Fountain Repair	1,500	1,640	93
Sprinkler System Maintenance	1,000	1,352	352
Lake Treatment	3,100	4,503	353
Landscaping/Fertilizer/Mowing	18,500	18,510	500
Trees, Shrubs & Flowers	3,000	1,450	(1,550)
Repair Street Signs	-	275	275
Entry Lights/Repairs	250	345	95
Emerald Ash Borer Treatment	-	4,230	4,230
Non Collected Assessments	2,415	1,725	-
Admin. Supplies (Paper/Postage)	200	324	(33)
P. O. Box Rental Fees	100	86	(14)
Professional Services (Legal, Other)	500	445	(25)
Insurance Expense	2,300	2,248	(52)
Total Expenses	<u>45,865</u>	<u>50,165</u>	<u>4,008</u>
Surplus/(Deficit)	<u>\$ 340</u>	<u>\$ (3,481)</u>	<u>\$ 3,612</u>
<u>CAPITAL RESERVE FUND:</u>			
Starting Balance	\$ 7,404	\$ 17,178	
Capital Reserve Dues Collected	4,880	2,480	
Capital Fund Utilization	-	(10,000)	
Operating Fund Deficit	-	(2,545)	
End Balance	<u>\$ 12,284</u>	<u>\$ 7,113</u>	
<u>PROPOSED HOMEOWNER DUES:</u>			
Operating Fund Dues	\$ 345	\$ 345	
Capital Reserve Dues	40	20	
Total	<u>\$ 385</u>	<u>\$ 365</u>	