

Brockton Manor Homeowner's Assoc.
Financial Operating Results
For The Year Ending December 31, 2016

11/25/16
 Exhibit A

	2016	2016 Estimate	
	Budget	Amount	Variance
<u>OPERATING FUND:</u>			
<i>Dues & Other Collections:</i>			
Homeowner Dues	\$ 44,505	\$ 44,505	\$ -
Other Billings & Charges	1,700	1,700	-
	46,205	46,205	-
<i>Utilities:</i>			
Electric (Entry, Fountain, St Lights)	7,000	7,015	(15)
Water (Lawn Sprinkler)	2,000	1,861	139
<i>Common Area Maintenance:</i>			
Lake Fountain Repair	1,500	1,593	(93)
Guardhouse Repairs	-	-	-
Sprinkler System Maintenance	400	1,108	(708)
Lake Treatment	2,900	2,820	80
Landscaping/Fertilizer/Mowing	17,500	18,255	(755)
Trees & Shrubs	4,000	2,290	1,710
Repair/Replace Street Signs	-	-	-
Entry Lights	200	354	(154)
Emerald Ash Borer Treatment	3,690	3,910	(220)
Uncollected Homeowner Dues	345	2,415	(2,070)
Admin. Supplies (Paper/Postage)	100	180	(80)
P. O. Box Rental Fees	100	82	18
Professional Services (Legal, Other)	1,250	1,500	(250)
Insurance Expense	2,650	1,976	674
Total Expenses	43,635	45,359	(1,724)
Surplus/(Deficit)	\$ 2,570	\$ 846	\$ (1,724)
<u>CAPITAL RESERVE FUND:</u>			
Starting Balance	\$ 18,053	\$ 18,053	
Capital Reserve Dues Collected	2,560	2,440	
Operating Fund Deficit	-	-	
End Balance	\$ 20,613	\$ 20,493	

**Brockton Manor Homeowner's Assoc.
2017 Budget Proposal**

11/25/16
Exhibit B

	2017 Budget Proposal	2016 Estimate	Variance
<u>OPERATING FUND:</u>			
<u>Dues & Other Collections:</u>			
Homeowner Dues	\$ 44,505	\$ 44,505	\$ -
Other Billings & Charges	1,700	1,700	-
	<u>46,205</u>	<u>46,205</u>	<u>-</u>
<u>Utilities:</u>			
Electric (Entry, Fountain, St Lights)	7,000	7,015	15
Water (Lawn Sprinkler)	2,000	1,861	(139)
<u>Common Area Maintenance:</u>			
Lake Fountain Repair	1,500	1,593	93
Sprinkler System Maintenance	500	1,108	608
Lake Treatment	2,900	2,820	(80)
Landscaping/Fertilizer/Mowing	17,500	18,255	755
Trees, Shrubs & Flowers	4,000	2,290	(1,710)
Entry Lights/Repairs	200	354	154
Emerald Ash Borer Treatment	4,000	3,910	(90)
Non Collected Assessments	1,035	2,415	1,380
Admin. Supplies (Paper/Postage)	200	180	(20)
P. O. Box Rental Fees	100	82	(18)
Professional Services (Legal, Other)	1,250	1,500	250
Insurance Expense	<u>2,100</u>	<u>1,976</u>	<u>(124)</u>
Total Expenses	<u>44,285</u>	<u>45,359</u>	<u>1,074</u>
Surplus/(Deficit)	<u>\$ 1,920</u>	<u>\$ 846</u>	<u>\$ 1,074</u>
<u>CAPITAL RESERVE FUND:</u>			
Starting Balance	\$ 20,493	\$ 18,053	
Capital Reserve Dues Collected	2,580	2,440	
End Balance	<u>\$ 23,073</u>	<u>\$ 20,493</u>	
<u>PROPOSED HOMEOWNER DUES:</u>			
Operating Fund Dues	\$ 345	\$ 345	
Capital Reserve Dues	20	20	
Total	<u>\$ 365</u>	<u>\$ 365</u>	