

# The Enclave at Broadmoor Glen Homeowners Association, Inc.

## Balance Sheet

04/30/2018

### Assets

Accounts Receivable	361.29
First Bank - Operating	19,799.94
Reserve Funds	
First Bank - Reserve	15,612.62
CD 4/15/18-11/15/18 (7 Mo) UMB .15%	41,295.78
CD 1/4/18 - 2/14/19 (13 Mo) UMB .15%	30,722.12
<b>TOTAL Reserve Funds</b>	<b>87,630.52</b>
<b><u>Total Assets</u></b>	<b><u>107,791.75</u></b>

### Liabilities

Prepaid Dues	17,395.62
<b><u>Total Liabilities</u></b>	<b><u>17,395.62</u></b>

### Net Worth

Reserve Funds	
Reserve Interest Earned	88.29
Reserve-Consolidated	87,542.23
<b>TOTAL Reserve Funds</b>	<b>87,630.52</b>
Retained Earnings	(24,188.34)
Net Income	26,953.95
<b><u>Total Net Worth</u></b>	<b><u>90,396.13</u></b>
<b><u>Total Net Worth and Liabilities</u></b>	<b><u>107,791.75</u></b>

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## Income and Expense Comparative Statement

From 04/01/2018 to 04/30/2018

	<u>April 2018</u>		<u>January to April</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>
<b>Revenues</b>							
Monthly Dues	20,672	20,672	82,688	82,688		248,064	248,064
Interest Income		2		8	(8)	20	20
Late fee-Nsf Charges	20	42	71	168	(97)	500	500
Misc Income	44		44		44		
<b>Total Revenues</b>	20,736	20,716	82,803	82,864	(61)	248,584	248,584

### Expenses

#### Operating Expenses

Accounting Fees			1,000	1,100	100	1,100	1,100
Administration Costs	365	167	1,224	668	(556)	2,000	2,000
Concrete Repair				750	750	2,500	2,500
Deck Repair						2,000	2,000
Electric	33	30	171	120	(51)	360	360
General Mx and Repair	(3,625)	833	4,973	3,332	(1,641)	10,000	10,000
Gutter Repair	250	417	250	1,668	1,418	5,000	5,000
Insurance Property/Liability	13,338	14,000	16,752	18,000	1,248	48,000	48,000
Landscaping						2,000	2,000
Legal Expense		125	90	500	410	1,500	1,500
**Legal Reimb		(83)	(45)	(332)	(287)	(1,000)	(1,000)
Lawn Contract	2,414	2,414	9,658	9,656	(2)	28,974	28,974
Management Fees	1,237	1,237	4,948	4,948		14,843	14,843
Painting			150		(150)	23,000	23,000
Pest Control	140	42	140	168	28	500	500
Roof Repair	367	1,250	1,868	5,000	3,132	15,000	15,000
Snow Removal		1,250	3,202	5,000	1,798	15,000	15,000
Sprinkler Repair	957	208	1,134	832	(302)	2,500	2,500
Trash	988	833	3,952	3,332	(620)	10,000	10,000
Tree Maintenance	395	458	2,568	1,832	(736)	5,500	5,500
Water	950	2,333	1,164	9,332	8,168	28,000	28,000
<b>TOTAL Operating Expenses</b>	17,809	25,514	53,199	65,906	12,707	216,777	216,777

#### Reserve Funding

Reserve Allocation Consolidated	2,651	2,651	2,651	10,604	7,953	31,807	31,807
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	<u>April 2018</u>		<u>January to April</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>
<b>TOTAL Reserve Funding</b>	2,651	2,651	2,651	10,604	7,953	31,807	31,807
<b>Total Expenses</b>	20,460	28,165	55,850	76,510	20,660	248,584	248,584
<b>Net Income</b>	276	(7,449)	26,953	6,354	20,599	0	0