

# The Enclave at Broadmoor Glen Homeowners Association, Inc.

## Balance Sheet

04/30/2019

### Assets

Accounts Receivable	104,757.86
First Bank - Operating	55,160.47
2018 Insurance Claim - First Bank	658,429.71
<b>Reserve Funds</b>	
First Bank - Reserve	37,609.94
CD 11/15/18-6/15/19 (7 Mo) UMB .15%	41,320.38
CD 2/14/19-3/14/20 (13 Mo) UMB .15%	30,785.94
<b>TOTAL Reserve Funds</b>	<u>109,716.26</u>
<b><u>Total Assets</u></b>	<u><b>928,064.30</b></u>

### Liabilities

Prepaid Dues	13,457.70
2018 Hail Loss	
Special Loss Assessment Proceeds	1,661,892.00
Hail Loss - Expense	(895,558.93)
<b>TOTAL 2018 Hail Loss</b>	<u>766,333.07</u>
<b><u>Total Liabilities</u></b>	<u><b>779,790.77</b></u>

### Net Worth

<b>Reserve Funds</b>	
Reserve Interest Earned	44.94
Reserve-Consolidated	109,671.32
<b>TOTAL Reserve Funds</b>	<u>109,716.26</u>
Retained Earnings	6,309.45
Net Income	32,247.82
<b><u>Total Net Worth</u></b>	<u><b>148,273.53</b></u>
<b><u>Total Net Worth and Liabilities</u></b>	<u><b>928,064.30</b></u>

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## Income and Expense Comparative Statement

From 04/01/2019 to 04/30/2019

	<u>April 2019</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	21,280	21,280	85,120	85,120		255,360	248,064
Interest Income		2		8	(8)	20	20
Late fee-Nsf Charges	759	42	3,959	168	3,791	500	500
<b>Total Revenues</b>	<b>22,039</b>	<b>21,324</b>	<b>89,079</b>	<b>85,296</b>	<b>3,783</b>	<b>255,880</b>	<b>248,584</b>
<b>Expenses</b>							
<b>Operating Expenses</b>							
Accounting Fees				1,200	1,200	1,200	1,100
Administration Costs	157	175	791	700	(91)	2,100	2,000
Concrete Repair		333		1,332	1,332	4,000	2,500
Deck Repair						4,000	2,000
Electric	33	42	139	168	29	500	360
General Mx and Repair	60	1,250	(2,770)	5,000	7,770	15,000	10,000
Gutter Repair		250	2,500	1,000	(1,500)	3,000	5,000
Insurance Property/Liability	3,079	4,317	6,746	17,268	10,522	51,800	48,000
Landscaping		167	40	668	628	2,000	2,000
Legal Expense	2,903	83	7,728	332	(7,396)	1,000	1,500
**Legal Reimb	(1,261)	(42)	(1,931)	(168)	1,763	(500)	(1,000)
Lawn Contract	2,535	2,535	10,140	10,140		30,420	28,974
Management Fees	1,237	1,237	4,948	4,948		14,843	14,843
Painting							23,000
Pest Control		42		168	168	500	500
Roof Repair		417	1,668	1,668		5,000	15,000
Snow Removal			4,339	8,000	3,661	15,000	15,000
Sprinkler Repair	42	500	42	500	458	3,000	
Trash	1,094	1,036	4,389	4,144	(245)	12,432	10,000
Tree Maintenance		625		2,500	2,500	7,500	5,500
Water	116	700	367	2,800	2,433	30,000	28,000
<b>TOTAL Operating Expenses</b>	<b>9,995</b>	<b>13,667</b>	<b>39,136</b>	<b>62,368</b>	<b>23,232</b>	<b>202,795</b>	<b>214,277</b>
<b>Reserve Funding</b>							
Reserve Allocation Consolidated	4,424	4,424	17,696	17,696		53,085	31,807
<b>TOTAL Reserve Funding</b>	<b>4,424</b>	<b>4,424</b>	<b>17,696</b>	<b>17,696</b>	<b>0</b>	<b>53,085</b>	<b>31,807</b>

<u>April 2019</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 Expenses</b>	14,419	18 ,091	56 ,832	80 ,064	23 ,232	255 ,880	246 ,084
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<b>Net Income</b>	7,620	3,233	32,247	5,232	27,015	0	2,500
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