

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Balance Sheet

04/30/2020

Assets

Accounts Receivable	124.00
First Bank - Operating	48,543.34
2018 Insurance Claim - First Bank	67,510.52
Reserve Funds	
First Bank - Reserve	10,116.79
CD 1/15/20-8/15/20 (7 Mo) UMB .30%	41,465.18
CD 2/14/19-3/14/20 (13 Mo) UMB .50%	30,915.23
TOTAL Reserve Funds	82,497.20
Due from Other Funds	40,783.63
Special Assessment	21,278.75
<u>Total Assets</u>	<u>260,737.44</u>

Liabilities

Prepaid Dues	19,339.74
Due to Other Funds	40,783.63
2018 Hail Loss	
Special Loss Assessment Proceeds	1,661,892.00
Insurance Proceeds	928,218.62
Hail Loss Expense SLA Funds	(1,813,366.71)
Hail Loss Expense - Insurance Funds	(710,443.06)
TOTAL 2018 Hail Loss	66,300.85
<u>Total Liabilities</u>	<u>126,424.22</u>

Net Worth

Reserve Funds	
Reserve Interest Earned	100.06
Reserve-Consolidated	150,680.77
Reserve Exp-Consolidated	(27,500.00)
TOTAL Reserve Funds	123,280.83
Retained Earnings	6,318.59
Net Income	4,713.80

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<u>Total Net Worth</u>	134,313.22
<u>Total Net Worth and Liabilities</u>	260,737.44

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Income and Expense Comparative Statement

From 04/01/2020 to 04/30/2020

	<u>April 2020</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>
Revenues							
Monthly Dues	22,800	22,800	91,200	91,200		273,600	255,360
Interest Income		2	2	8	(6)	20	20
Late fee-Nsf Charges		42	2,106	168	1,938	500	500
Total Revenues	22,800	22,844	93,308	91,376	1,932	274,120	255,880

Expenses

Operating Expenses

Accounting Fees	2,400		2,400	1,500	(900)	1,500	1,200
Administration Costs	135	175	802	700	(102)	2,100	2,100
Bad Debt	27,774		27,774		(27,774)		
Concrete Repair		250		1,000	1,000	3,000	4,000
Deck Repair		167	175	668	493	2,000	4,000
Electric	35	42	142	168	26	510	500
General Mx and Repair	2,139	833	3,600	3,332	(268)	10,000	15,000
Gutter Repair		250		1,000	1,000	3,000	3,000
Insurance Property/Liability	2,795	6,061	8,036	24,244	16,208	72,729	51,800
Landscaping		83		332	332	1,000	2,000
Legal Expense	55	333	6,272	1,332	(4,940)	4,000	1,000
**Legal Reimb		(42)	(55)	(168)	(113)	(500)	(500)
Lawn Contract	2,610	2,688	10,440	10,752	312	32,256	30,420
Management Fees	1,273	1,273	5,092	5,092		15,276	14,843
Painting		1,612		6,448	6,448	19,350	
Pest Control		42		168	168	500	500
Roof Repair		125	375	500	125	1,500	5,000
Snow Removal	825		6,814	6,250	(564)	12,500	15,000
Sprinkler Repair		500		500	500	2,000	3,000
Trash	1,155	1,148	4,650	4,592	(58)	13,776	12,432
Tree Maintenance	420	625	1,780	2,500	720	7,500	7,500
Water	127	2,583	386	10,332	9,946	31,000	30,000
TOTAL Operating Expenses	41,743	18,748	78,683	81,242	2,559	234,997	202,795

Reserve Funding

Reserve Allocation Consolidated	3,260	3,260	9,780	13,040	3,260	39,123	53,085
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	<u>April 2020</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>
TOTAL Reserve Funding	3,260	3,260	9,780	13,040	3,260	39,123	53,085
Storm Water Fee	33		131		(131)		
Total Expenses	45,036	22,008	88,594	94,282	5,688	274,120	255,880
Net Income	(22,236)	836	4,714	(2,906)	7,620	0	0