

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Balance Sheet

04/30/2021

Assets

Accounts Receivable	11,829.52
First Bank - Operating	65,933.30
First Bank - 2018 Hail Insurance Claim	6,250.91
First Bank - Hail August 2020	148,705.38
RBC -Wealth Account Hail August 2020	94,521.28
Reserve Funds	
First Bank - Reserve	22,090.91
CD 3/14/21 UMB .50%	31,082.50
CD 10/15/21 (7 Mo) UMB .30%	41,610.15
TOTAL Reserve Funds	94,783.56
Due from Other Funds	40,783.63
Total Assets	462,807.58

Liabilities

Prepaid Dues	17,991.52
Due to Other Funds	40,783.63
2018 Hail Loss	
Special Loss Assessment Proceeds	1,661,892.00
Insurance Proceeds	938,311.76
Insurance Proceeds Expense	(11,594.14)
Hail Loss Expense SLA Funds	(1,813,366.71)
Hail Loss Expense - Insurance Funds	(770,192.92)
TOTAL 2018 Hail Loss	5,049.99
2020 Hail Loss	
Hail August 2020 Insurance Proceeds	886,176.73
SLA August 2020 Hail Proceeds	1,728,316.00
2020 Hail Loss Expense	(2,309,238.73)
TOTAL 2020 Hail Loss	305,254.00
Total Liabilities	369,079.14

Net Worth

Reserve Funds

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Reserve Interest Earned	111.02
Reserve-Consolidated	135,456.17
TOTAL Reserve Funds	135,567.19
Retained Earnings	(50,741.13)
Net Income	8,902.38
<u>Total Net Worth</u>	<u>93,728.44</u>
<u>Total Net Worth and Liabilities</u>	<u>462,807.58</u>

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Income and Expense Comparative Statement

From : 04/01/2021 to 04/30/2021

	<u>April 2021</u>			<u>January to April</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
<u>Revenues</u>						
Monthly Dues	24,700	24,700		98,800	98,800	
Interest Income	18	2	16	115	8	107
Late fee-Nsf Charges		42	(42)	157	168	(11)
Total Revenues	24,718	24,744	(26)	99,072	98,976	96

Expenses

Operating Expenses

Accounting Fees					1,500	1,500
Administration Costs	63	175	112	479	700	221
Concrete Repair	65	250	185	65	1,000	935
Deck Repair		833	833		3,332	3,332
Electric	33	44	11	142	176	34
General Mx and Repair	395	833	438	780	3,332	2,552
Gutter Repair						
Insurance Property/Liability	29,305	8,672	(20,633)	37,110	34,688	(2,422)
Landscaping		83	83		332	332
Legal Expense		370	370	1,265	1,480	215
**Legal Reimb		(42)	(42)	(605)	(168)	437
Lawn Contract	2,758	2,758		11,032	11,032	
Management Fees	1,273	1,273		5,092	5,092	
Painting						
Pest Control		42	42		168	168
Roof Repair						
Snow Removal	230		(230)	14,727	6,250	(8,477)
Sprinkler Repair	93	83	(10)	93	332	239
Trash	1,158	1,169	11	4,151	4,676	525
Tree Maintenance		417	417		1,668	1,668
Water	108	2,750	2,642	375	11,000	10,625
Storm Water Fee	33	33		131	132	1
TOTAL Operating Expenses	35,514	19,743	(15,771)	74,837	86,722	11,885

Reserve Funding

Reserve Allocation Consolidated	3,833	3,833		15,333	15,332	(1)
TOTAL Reserve Funding	3,833	3,833	0	15,333	15,332	(1)

	<u>April 2021</u>			<u>January to April</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
Total Expenses	39,347	23,576	(15,771)	90,170	102,054	11,884
Net Income	(14,629)	1,168	(15,797)	8,902	(3,078)	11,980