

# The Enclave at Broadmoor Glen Homeowners Association, Inc.

## Balance Sheet

08/31/2019

### Assets

Accounts Receivable	75,869.15
First Bank - Operating	26,461.15
2018 Insurance Claim - First Bank	12,331.25
<b>Reserve Funds</b>	
First Bank - Reserve	55,332.44
CD 6/15/19-1/15/20 (7 Mo) UMB .30%	41,392.38
CD 2/14/19-3/14/20 (13 Mo) UMB .50%	30,824.33
<b>TOTAL Reserve Funds</b>	<u>127,549.15</u>
<b><u>Total Assets</u></b>	<u><b>242,210.70</b></u>

### Liabilities

Prepaid Dues	10,993.70
Accounts Payable - Net Total	78,209.47
<b>2018 Hail Loss</b>	
Special Loss Assessment Proceeds	1,661,892.00
Hail Loss Expense SLA Funds	(1,486,802.12)
Hail Loss Expense - Insurance Funds	(175,022.68)
<b>TOTAL 2018 Hail Loss</b>	<u>67.20</u>
<b><u>Total Liabilities</u></b>	<u><b>89,270.37</b></u>

### Net Worth

<b>Reserve Funds</b>	
Reserve Interest Earned	181.83
Reserve-Consolidated	127,367.32
<b>TOTAL Reserve Funds</b>	<u>127,549.15</u>
Retained Earnings	6,309.45
Net Income	19,081.73
<b><u>Total Net Worth</u></b>	<u><b>152,940.33</b></u>
<b><u>Total Net Worth and Liabilities</u></b>	<u><b>242,210.70</b></u>

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## Income and Expense Comparative Statement

From 08/01/2019 to 08/31/2019

	<u>August 2019</u>		<u>January to August</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><u>Revenues</u></b>							
Monthly Dues	21,280	21,280	170,240	170,240		255,360	248,064
Interest Income	36	2	223	16	207	20	20
Late fee-Nsf Charges	1,145	42	8,086	336	7,750	500	500
<b>Total Revenues</b>	<b>22,461</b>	<b>21,324</b>	<b>178,549</b>	<b>170,592</b>	<b>7,957</b>	<b>255,880</b>	<b>248,584</b>
<b><u>Expenses</u></b>							
<b>Operating Expenses</b>							
Accounting Fees			1,500	1,200	(300)	1,200	1,100
Administration Costs	186	175	1,985	1,400	(585)	2,100	2,000
Concrete Repair	846	333	971	2,664	1,693	4,000	2,500
Deck Repair		1,000	55	3,000	2,945	4,000	2,000
Electric	34	42	275	336	61	500	360
General Mx and Repair		1,250	2,208	10,000	7,792	15,000	10,000
Gutter Repair		250	2,971	2,000	(971)	3,000	5,000
Insurance Property/Liability	5,241	4,317	43,433	34,536	(8,897)	51,800	48,000
Landscaping		167	702	1,336	634	2,000	2,000
Legal Expense	359	83	12,323	664	(11,659)	1,000	1,500
**Legal Reimb	(359)	(42)	(3,996)	(336)	3,660	(500)	(1,000)
Lawn Contract	2,610	2,535	20,430	20,280	(150)	30,420	28,974
Management Fees	1,237	1,237	9,895	9,896	1	14,843	14,843
Painting							23,000
Pest Control		42		336	336	500	500
Roof Repair		417	1,668	3,336	1,668	5,000	15,000
Snow Removal			4,339	8,000	3,661	15,000	15,000
Sprinkler Repair	368	500	636	2,500	1,864	3,000	
Trash	1,152	1,036	8,887	8,288	(599)	12,432	10,000
Tree Maintenance		625	1,284	5,000	3,716	7,500	5,500
Water	5,361	5,000	14,509	18,500	3,991	30,000	28,000
<b>TOTAL Operating Expenses</b>	<b>17,035</b>	<b>18,967</b>	<b>124,075</b>	<b>132,936</b>	<b>8,861</b>	<b>202,795</b>	<b>214,277</b>
<b>Reserve Funding</b>							
Reserve Allocation Consolidated	4,424	4,424	35,392	35,392		53,085	31,807
<b>TOTAL Reserve Funding</b>	<b>4,424</b>	<b>4,424</b>	<b>35,392</b>	<b>35,392</b>	<b>0</b>	<b>53,085</b>	<b>31,807</b>

<u>August 2019</u>		<u>January to August</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>	21,459	23,391	159,467	168,328	8,861	255,880	246,084
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<b>Net Income</b>	1,002	(2,067)	19,082	2,264	16,818	0	2,500
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