

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Balance Sheet

12/31/2018

Assets

Accounts Receivable	388,962.99
First Bank - Operating	22,064.56
2018 Insurance Claim - First Bank	1,271,200.00
Reserve Funds	
First Bank - Reserve	19,898.08
CD 1/4/18 - 2/14/19 (13 Mo) UMB .15%	30,745.23
CD 11/15/18-6/15/19 (7 Mo) UMB .15%	41,320.38
TOTAL Reserve Funds	<u>91,963.69</u>
<u>Total Assets</u>	<u>1,774,191.24</u>

Liabilities

Prepaid Dues	14,026.10
2018 Hail Loss	
Special Loss Assessment Proceeds	1,661,892.00
TOTAL 2018 Hail Loss	<u>1,661,892.00</u>
<u>Total Liabilities</u>	<u>1,675,918.10</u>

Net Worth

Reserve Funds	
Reserve Interest Earned	151.21
Reserve-Consolidated	116,703.23
Reserve Exp-Consolidated	(24,890.75)
TOTAL Reserve Funds	<u>91,963.69</u>
Retained Earnings	(24,188.34)
Net Income	30,497.79
<u>Total Net Worth</u>	<u>98,273.14</u>
<u>Total Net Worth and Liabilities</u>	<u>1,774,191.24</u>

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Income and Expense Comparative Statement

From 12/01/2018 to 12/31/2018

	<u>December 2018</u>		<u>January to December</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	20,672	20,672	248,064	248,064		248,064	248,064
Interest Income		(2)		20	(20)	20	20
Late fee-Nsf Charges		38	272	500	(228)	500	500
Misc Income			44		44		
Total Revenues	20,672	20,708	248,380	248,584	(204)	248,584	248,584

Expenses

Operating Expenses

Accounting Fees			1,000	1,100	100	1,100	1,100
Administration Costs	391	163	4,333	2,000	(2,333)	2,000	2,000
Concrete Repair	195		4,585	2,500	(2,085)	2,500	2,500
Deck Repair			175	2,000	1,825	2,000	2,000
Electric	39	30	449	360	(89)	360	360
General Mx and Repair		837	9,182	10,000	818	10,000	10,000
Gutter Repair		413	1,340	5,000	3,660	5,000	5,000
Insurance Property/Liability	3,667	4,000	46,458	48,000	1,542	48,000	48,000
Landscaping			1,819	2,000	181	2,000	2,000
Legal Expense	1,734	125	2,020	1,500	(520)	1,500	1,500
**Legal Reimb		(87)	(125)	(1,000)	(875)	(1,000)	(1,000)
Lawn Contract	2,535	2,420	29,697	28,974	(723)	28,974	28,974
Management Fees	1,237	1,236	14,843	14,843		14,843	14,843
Painting			150	23,000	22,850	23,000	23,000
Pest Control		38	280	500	220	500	500
Roof Repair		1,250	3,481	15,000	11,519	15,000	15,000
Snow Removal	233	1,250	4,686	15,000	10,314	15,000	15,000
Sprinkler Repair		212	2,938	2,500	(438)	2,500	2,500
Trash	1,036	837	12,521	10,000	(2,521)	10,000	10,000
Tree Maintenance		462	5,108	5,500	392	5,500	5,500
Water	90	2,337	41,133	28,000	(13,133)	28,000	28,000
TOTAL Operating Expenses	11,157	15,523	186,073	216,777	30,704	216,777	216,777

Reserve Funding

Reserve Allocation Consolidated	2,651	2,646	31,812	31,807	(5)	31,807	31,807
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	<u>December 2018</u>		<u>January to December</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	2,651	2,646	31,812	31,807	(5)	31,807	31,807
Total Expenses	13,808	18,169	217,885	248,584	30,699	248,584	248,584
Net Income	6,864	2,539	30,495	0	30,495	0	0