

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Balance Sheet

12/31/2019

Assets

Accounts Receivable	75,205.00
First Bank - Operating	3,081.63
2018 Insurance Claim - First Bank	3,966.67
Reserve Funds	
First Bank - Reserve	5,443.59
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%	30,888.99
TOTAL Reserve Funds	<u>77,724.96</u>
Due from Other Funds	63,175.81
<u>Total Assets</u>	<u><u>223,154.07</u></u>

Liabilities

Prepaid Dues	12,745.70
Due to Other Funds	63,175.81
2018 Hail Loss	
Special Loss Assessment Proceeds	1,661,892.00
Insurance Proceeds	634,736.07
Hail Loss Expense SLA Funds	(1,813,366.71)
Hail Loss Expense - Insurance Funds	(483,248.16)
TOTAL 2018 Hail Loss	<u>13.20</u>
<u>Total Liabilities</u>	<u><u>75,934.71</u></u>

Net Worth

Reserve Funds	
Reserve Interest Earned	261.45
Reserve-Consolidated	140,639.32
TOTAL Reserve Funds	<u>140,900.77</u>
Retained Earnings	6,309.45
Net Income	9.14
<u>Total Net Worth</u>	<u><u>147,219.36</u></u>

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12/31/2019

Total Net Worth and Liabilities

223,154.07

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Income and Expense Comparative Statement

From 12/01/2019 to 12/31/2019

	<u>December 2019</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>
<u>Revenues</u>							
Monthly Dues	21,280	21,280	255,360	255,360		255,360	248,064
Interest Income	27	(2)	312	20	292	20	20
Late fee-Nsf Charges	2,026	38	12,339	500	11,839	500	500
Total Revenues	23,333	21,316	268,011	255,880	12,131	255,880	248,584

Expenses

Operating Expenses

Accounting Fees			1,500	1,200	(300)	1,200	1,100
Administration Costs	403	175	3,518	2,100	(1,418)	2,100	2,000
Concrete Repair		337	1,064	4,000	2,936	4,000	2,500
Deck Repair			170	4,000	3,830	4,000	2,000
Electric	39	38	417	500	83	500	360
General Mx and Repair	4,223	1,250	24,212	15,000	(9,212)	15,000	10,000
Gutter Repair		250	3,352	3,000	(352)	3,000	5,000
Insurance Property/Liability	5,241	4,313	64,398	51,800	(12,598)	51,800	48,000
Landscaping		163	1,899	2,000	101	2,000	2,000
Legal Expense	2,030	87	14,664	1,000	(13,664)	1,000	1,500
**Legal Reimb	(55)		(4,361)	(500)	3,861	(500)	(1,000)
Lawn Contract	2,610	2,535	30,870	30,420	(450)	30,420	28,974
Management Fees	1,237	1,236	14,843	14,843		14,843	14,843
Painting							23,000
Pest Control		38	140	500	360	500	500
Roof Repair		413	1,668	5,000	3,332	5,000	15,000
Snow Removal	4,029	5,000	14,615	15,000	385	15,000	15,000
Sprinkler Repair			1,001	3,000	1,999	3,000	
Trash	1,154	1,036	13,502	12,432	(1,070)	12,432	10,000
Tree Maintenance	405	625	5,517	7,500	1,983	7,500	5,500
Water	92	800	26,283	30,000	3,717	30,000	28,000
TOTAL Operating Expenses	21,408	18,296	219,272	202,795	(16,477)	202,795	214,277

Reserve Funding

Reserve Allocation Consolidated		4,421	48,664	53,085	4,421	53,085	31,807
TOTAL Reserve Funding	0	4,421	48,664	53,085	4,421	53,085	31,807

<u>December 2019</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>

Storm Water Fee	33		65		(65)		
Total Expenses	21,441	22,717	268,001	255,880	(12,121)	255,880	246,084
Net Income	1,892	(1,401)	10	0	10	0	2,500