

# The Enclave at Broadmoor Glen Homeowners Association, Inc.

## Balance Sheet

12/31/2020

### Assets

Accounts Receivable	153,147.00
First Bank - Operating	32,047.67
First Bank - 2018 Hail Insurance Claim	6,258.22
First Bank - Hail August 2020	1,549,422.34
RBC -Wealth Account Hail August 2020	94,518.21
Reserve Funds	
First Bank - Reserve	6,757.24
CD 1/15/20-8/15/20 (7 Mo) UMB .30%	41,465.18
CD 3/14/21 UMB .50%	31,031.46
<b>TOTAL Reserve Funds</b>	<b>79,253.88</b>
Due from Other Funds	40,783.63
<b>Total Assets</b>	<b>1,955,430.95</b>

### Liabilities

Prepaid Dues	20,303.70
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)
<b>TOTAL 2018 Hail Loss</b>	<b>5,049.99</b>
2020 Hail Loss	
Hail August 2020 Insurance Proceeds	886,176.73
SLA August 2020 Hail Proceeds	1,728,316.00
2020 Hail Loss Expense	(794,630.48)
<b>TOTAL 2020 Hail Loss</b>	<b>1,819,862.25</b>
<b>Total Liabilities</b>	<b>1,885,999.57</b>

### Net Worth

#### Reserve Funds

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Reserve Interest Earned	216.74
Reserve-Consolidated	160,460.77
Reserve Exp-Consolidated	<u>(40,640.00)</u>
<b>TOTAL Reserve Funds</b>	<b>120,037.51</b>
<b>Retained Earnings</b>	<b>(14,960.16)</b>
<b>Net Income</b>	<b>(35,645.97)</b>
<b><u>Total Net Worth</u></b>	<b><u>69,431.38</u></b>
<b><u>Total Net Worth and Liabilities</u></b>	<b><u>1,955,430.95</u></b>

# The Enclave at Broadmoor Glen Homeowners Association, Inc.

## Income and Expense Comparative Statement

From 12/01/2020 to 12/31/2020

	<u>December 2020</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>
<b>Revenues</b>							
Monthly Dues	22,800	22,800	273,600	273,600		273,600	255,360
Interest Income	34	(2)	69	20	49	20	20
Late fee-Nsf Charges	220	38	2,326	500	1,826	500	500
Returned Check Charges			20		20		
<b>Total Revenues</b>	23,054	22,836	276,015	274,120	1,895	274,120	255,880

### Expenses

#### **Operating Expenses**

Accounting Fees			2,400	1,500	(900)	1,500	1,200
Administration Costs	318	175	3,037	2,100	(937)	2,100	2,100
Bad Debt			27,774		(27,774)		
Concrete Repair		250	8,081	3,000	(5,081)	3,000	4,000
Deck Repair		163	3,009	2,000	(1,009)	2,000	4,000
Electric	37	48	419	510	91	510	500
General Mx and Repair		837	9,755	10,000	245	10,000	15,000
Gutter Repair		250	740	3,000	2,260	3,000	3,000
Insurance Property/Liability	7,844	6,058	94,651	72,729	(21,922)	72,729	51,800
Landscaping		87	7,255	1,000	(6,255)	1,000	2,000
Legal Expense		337	16,934	4,000	(12,934)	4,000	1,000
**Legal Reimb	(660)		(715)	(500)	215	(500)	(500)
Lawn Contract	2,688	2,688	31,788	32,256	468	32,256	30,420
Light (Electric) Maint/Repair			145		(145)		
Management Fees	1,273	1,273	15,276	15,276		15,276	14,843
Painting		1,618	350	19,350	19,000	19,350	
Pest Control		38	140	500	360	500	500
Roof Repair		125	375	1,500	1,125	1,500	5,000
Snow Removal	77	3,125	8,268	12,500	4,232	12,500	15,000
Sprinkler Repair			3,244	2,000	(1,244)	2,000	3,000
Trash	1,254	1,148	14,101	13,776	(325)	13,776	12,432
Tree Maintenance	420	625	5,775	7,500	1,725	7,500	7,500
Water	90	2,587	38,906	31,000	(7,906)	31,000	30,000
Storm Water Fee	33		392		(392)		
<b>TOTAL Operating Expenses</b>	13,374	21,432	292,100	234,997	(57,103)	234,997	202,795

<u>December 2020</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>

**Reserve Funding**

Reserve Allocation Consolidated	3,260	3,263	19,560	39,123	19,563	39,123	53,085
<b>TOTAL Reserve Funding</b>	3,260	3,263	19,560	39,123	19,563	39,123	53,085

<b>Total Expenses</b>	16,634	24,695	311,660	274,120	(37,540)	274,120	255,880
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<b>Net Income</b>	6,420	(1,859)	(35,645)	0	(35,645)	0	0
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