

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Balance Sheet

02/28/2019

Assets

Accounts Receivable	194,872.52
First Bank - Operating	56,673.57
2018 Insurance Claim - First Bank	550,438.80
Reserve Funds	
First Bank - Reserve	28,752.08
CD 1/4/18 - 2/14/19 (13 Mo) UMB .15%	30,756.86
CD 11/15/18-6/15/19 (7 Mo) UMB .15%	41,320.38
TOTAL Reserve Funds	<u>100,829.32</u>
<u>Total Assets</u>	<u>902,814.21</u>

Liabilities

Prepaid Dues	15,188.70
2018 Hail Loss	
Special Loss Assessment Proceeds	1,661,892.00
Hail Loss - Expense	(895,558.93)
TOTAL 2018 Hail Loss	<u>766,333.07</u>
<u>Total Liabilities</u>	<u>781,521.77</u>

Net Worth

Reserve Funds	
Reserve Interest Earned	6.00
Reserve-Consolidated	100,823.32
TOTAL Reserve Funds	<u>100,829.32</u>
Retained Earnings	6,309.45
Net Income	14,153.67
<u>Total Net Worth</u>	<u>121,292.44</u>
<u>Total Net Worth and Liabilities</u>	<u>902,814.21</u>

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Income and Expense Comparative Statement

From 02/01/2019 to 02/28/2019

	<u>February 2019</u>		<u>January to February</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	21,280	21,280	42,560	42,560		255,360	248,064
Interest Income		2		4	(4)	20	20
Late fee-Nsf Charges	943	42	1,301	84	1,217	500	500
Total Revenues	22,223	21,324	43,861	42,648	1,213	255,880	248,584
Expenses							
Operating Expenses							
Accounting Fees		1,200		1,200	1,200	1,200	1,100
Administration Costs	236	175	458	350	(108)	2,100	2,000
Concrete Repair		333		666	666	4,000	2,500
Deck Repair						4,000	2,000
Electric	36	42	72	84	12	500	360
General Mx and Repair	(2,830)	1,250	(2,830)	2,500	5,330	15,000	10,000
Gutter Repair		250	2,500	500	(2,000)	3,000	5,000
Insurance Property/Liability		4,317	3,667	8,634	4,967	51,800	48,000
Landscaping						2,000	2,000
Legal Expense	62	83	3,468	166	(3,302)	1,000	1,500
**Legal Reimb		(42)		(84)	(84)	(500)	(1,000)
Lawn Contract	2,535	2,535	5,070	5,070		30,420	28,974
Management Fees	1,237	1,237	2,474	2,474		14,843	14,843
Painting							23,000
Pest Control		42		84	84	500	500
Roof Repair	688	417	688	834	146	5,000	15,000
Snow Removal	2,668	3,000	2,917	8,000	5,083	15,000	15,000
Sprinkler Repair						3,000	
Trash	1,116	1,036	2,206	2,072	(134)	12,432	10,000
Tree Maintenance		625		1,250	1,250	7,500	5,500
Water	87	700	169	1,400	1,231	30,000	28,000
TOTAL Operating Expenses	5,835	17,200	20,859	35,200	14,341	202,795	214,277
Reserve Funding							
Reserve Allocation Consolidated	4,424	4,424	8,848	8,848		53,085	31,807
TOTAL Reserve Funding	4,424	4,424	8,848	8,848	0	53,085	31,807

<u>February 2019</u>		<u>January to February</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 Expenses	10,259	21,624	29,707	44,048	14,341	255,880	246,084
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Net Income	11,964	(300)	14,154	(1,400)	15,554	0	2,500
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