

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Balance Sheet

02/29/2020

Assets

Accounts Receivable	76,036.41
First Bank - Operating	29,069.98
2018 Insurance Claim - First Bank	1,252.56
Reserve Funds	
First Bank - Reserve	8,704.05
CD 1/15/20-8/15/20 (7 Mo) UMB .30%	41,465.18
CD 2/14/19-3/14/20 (13 Mo) UMB .50%	30,902.10
TOTAL Reserve Funds	81,071.33
Due from Other Funds	63,175.81
<u>Total Assets</u>	<u>250,606.09</u>

Liabilities

Prepaid Dues	19,573.70
Due to Other Funds	63,175.81
2018 Hail Loss	
Special Loss Assessment Proceeds	1,661,892.00
Insurance Proceeds	662,436.07
Hail Loss Expense SLA Funds	(1,813,366.71)
Hail Loss Expense - Insurance Funds	(510,948.16)
TOTAL 2018 Hail Loss	13.20
<u>Total Liabilities</u>	<u>82,762.71</u>

Net Worth

Reserve Funds	
Reserve Interest Earned	86.37
Reserve-Consolidated	144,160.77
TOTAL Reserve Funds	144,247.14
Retained Earnings	6,318.59
Net Income	17,277.65
<u>Total Net Worth</u>	<u>167,843.38</u>

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Total Net Worth and Liabilities

250,606.09

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Income and Expense Comparative Statement

From 02/01/2020 to 02/29/2020

	<u>February 2020</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	22,800	22,800	45,600	45,600		273,600	255,360
Interest Income	1	2	2	4	(2)	20	20
Late fee-Nsf Charges	80	42	1,125	84	1,041	500	500
Total Revenues	22,881	22,844	46,727	45,688	1,039	274,120	255,880

Expenses

Operating Expenses

Accounting Fees		1,500		1,500	1,500	1,500	1,200
Administration Costs	198	175	517	350	(167)	2,100	2,100
Concrete Repair		250		500	500	3,000	4,000
Deck Repair	175	167	175	334	159	2,000	4,000
Electric	34	42	72	84	12	510	500
General Mx and Repair	553	833	1,136	1,666	530	10,000	15,000
Gutter Repair		250		500	500	3,000	3,000
Insurance Property/Liability		6,061	5,241	12,122	6,881	72,729	51,800
Landscaping		83		166	166	1,000	2,000
Legal Expense		333	2,526	666	(1,860)	4,000	1,000
**Legal Reimb		(42)		(84)	(84)	(500)	(500)
Lawn Contract	2,610	2,688	5,220	5,376	156	32,256	30,420
Management Fees	1,273	1,273	2,546	2,546		15,276	14,843
Painting		1,612		3,224	3,224	19,350	
Pest Control		42		84	84	500	500
Roof Repair		125	375	250	(125)	1,500	5,000
Snow Removal	4,689	3,125	4,689	6,250	1,561	12,500	15,000
Sprinkler Repair						2,000	3,000
Trash	1,184	1,148	2,340	2,296	(44)	13,776	12,432
Tree Maintenance	1,080	625	1,080	1,250	170	7,500	7,500
Water	84	2,583	174	5,166	4,992	31,000	30,000
TOTAL Operating Expenses	11,880	22,873	26,091	44,246	18,155	234,997	202,795

Reserve Funding

Reserve Allocation Consolidated	3,260	3,260	3,260	6,520	3,260	39,123	53,085
TOTAL Reserve Funding	3,260	3,260	3,260	6,520	3,260	39,123	53,085

<u>February 2020</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>

Storm Water Fee	33		98		(98)		
Total Expenses	15,173	26,133	29,449	50,766	21,317	274,120	255,880
Net Income	7,708	(3,289)	17,278	(5,078)	22,356	0	0