

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Balance Sheet

01/31/2019

Assets

Accounts Receivable	254,922.54
First Bank - Operating	36,990.83
2018 Insurance Claim - First Bank	499,257.57
Reserve Funds	
First Bank - Reserve	24,324.52
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>96,401.76</u>
<u>Total Assets</u>	<u>887,572.70</u>

Liabilities

Prepaid Dues	16,338.10
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>782,671.17</u>

Net Worth

Reserve Funds	
Reserve Interest Earned	2.44
Reserve-Consolidated	96,399.32
TOTAL Reserve Funds	<u>96,401.76</u>
Retained Earnings	6,309.45
Net Income	2,190.32
<u>Total Net Worth</u>	<u>104,901.53</u>
<u>Total Net Worth and Liabilities</u>	<u>887,572.70</u>

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Income and Expense Comparative Statement

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

	<u>January 2019</u>		<u>January to January</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	21,280	21,280		255,360	248,064
Interest Income		2		2	(2)	20	20
Late fee-Nsf Charges	358	42	358	42	316	500	500
Total Revenues	21,638	21,324	21,638	21,324	314	255,880	248,584
Expenses							
Operating Expenses							
Accounting Fees						1,200	1,100
Administration Costs	222	175	222	175	(47)	2,100	2,000
Concrete Repair		333		333	333	4,000	2,500
Deck Repair						4,000	2,000
Electric	35	42	35	42	7	500	360
General Mx and Repair		1,250		1,250	1,250	15,000	10,000
Gutter Repair	2,500	250	2,500	250	(2,250)	3,000	5,000
Insurance Property/Liability	3,667	4,317	3,667	4,317	650	51,800	48,000
Landscaping						2,000	2,000
Legal Expense	3,406	83	3,406	83	(3,323)	1,000	1,500
**Legal Reimb		(42)		(42)	(42)	(500)	(1,000)
Lawn Contract	2,535	2,535	2,535	2,535		30,420	28,974
Management Fees	1,237	1,237	1,237	1,237		14,843	14,843
Painting							23,000
Pest Control		42		42	42	500	500
Roof Repair		417		417	417	5,000	15,000
Snow Removal	249	5,000	249	5,000	4,751	15,000	15,000
Sprinkler Repair						3,000	
Trash	1,090	1,036	1,090	1,036	(54)	12,432	10,000
Tree Maintenance		625		625	625	7,500	5,500
Water	82	700	82	700	618	30,000	28,000
TOTAL Operating Expenses	15,023	18,000	15,023	18,000	2,977	202,795	214,277
Reserve Funding							
Reserve Allocation Consolidated	4,424	4,424	4,424	4,424		53,085	31,807
TOTAL Reserve Funding	4,424	4,424	4,424	4,424	0	53,085	31,807

<u>January 2019</u>		<u>January to January</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	19,447	22,424	19,447	22,424	2,977	255,880	246,084
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Net Income	2,191	(1,100)	2,191	(1,100)	3,291	0	2,500
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