

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Balance Sheet

01/31/2020

Assets

Accounts Receivable	75,616.41
First Bank - Operating	20,316.27
2018 Insurance Claim - First Bank	31,667.39
Reserve Funds	
First Bank - Reserve	5,443.84
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%	30,888.99
TOTAL Reserve Funds	77,798.01
Due from Other Funds	63,175.81
<u>Total Assets</u>	<u>268,573.89</u>

Liabilities

Prepaid Dues	20,821.70
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	(483,248.16)
TOTAL 2018 Hail Loss	27,713.20
<u>Total Liabilities</u>	<u>111,710.71</u>

Net Worth

Reserve Funds	
Reserve Interest Earned	334.50
Reserve-Consolidated	140,639.32
TOTAL Reserve Funds	140,973.82
Retained Earnings	6,318.59
Net Income	9,570.77
<u>Total Net Worth</u>	<u>156,863.18</u>

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Balance Sheet

01/31/2020

Total Net Worth and Liabilities

268,573.89

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Income and Expense Comparative Statement

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

	<u>January 2020</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	22,800	22,800	22,800	22,800		273,600	255,360
Interest Income	1	2	1	2	(1)	20	20
Late fee-Nsf Charges	1,045	42	1,045	42	1,003	500	500
Total Revenues	23,846	22,844	23,846	22,844	1,002	274,120	255,880

Expenses

Operating Expenses

Accounting Fees						1,500	1,200
Administration Costs	319	175	319	175	(144)	2,100	2,100
Concrete Repair		250		250	250	3,000	4,000
Deck Repair		167		167	167	2,000	4,000
Electric	38	42	38	42	4	510	500
General Mx and Repair	582	833	582	833	251	10,000	15,000
Gutter Repair		250		250	250	3,000	3,000
Insurance Property/Liability	5,241	6,061	5,241	6,061	820	72,729	51,800
Landscaping		83		83	83	1,000	2,000
Legal Expense	2,526	333	2,526	333	(2,193)	4,000	1,000
**Legal Reimb		(42)		(42)	(42)	(500)	(500)
Lawn Contract	2,610	2,688	2,610	2,688	78	32,256	30,420
Management Fees	1,273	1,273	1,273	1,273		15,276	14,843
Painting		1,612		1,612	1,612	19,350	
Pest Control		42		42	42	500	500
Roof Repair	375	125	375	125	(250)	1,500	5,000
Snow Removal		3,125		3,125	3,125	12,500	15,000
Sprinkler Repair						2,000	3,000
Trash	1,155	1,148	1,155	1,148	(7)	13,776	12,432
Tree Maintenance		625		625	625	7,500	7,500
Water	90	2,583	90	2,583	2,493	31,000	30,000
TOTAL Operating Expenses	14,209	21,373	14,209	21,373	7,164	234,997	202,795

Reserve Funding

Reserve Allocation Consolidated		3,260		3,260	3,260	39,123	53,085
TOTAL Reserve Funding	0	3,260	0	3,260	3,260	39,123	53,085

<u>January 2020</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>

Storm Water Fee	65		65		(65)		
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Total Expenses	14,274	24,633	14,274	24,633	10,359	274,120	255,880
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Net Income	9,572	(1,789)	9,572	(1,789)	11,361	0	0
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