

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Balance Sheet

01/31/2021

Assets

Accounts Receivable	76,673.77
First Bank - Operating	22,009.53
First Bank - 2018 Hail Insurance Claim	6,258.27
First Bank - Hail August 2020	1,640,424.27
RBC -Wealth Account Hail August 2020	94,519.01
Reserve Funds	
First Bank - Reserve	10,590.62
CD 3/14/21 UMB .50%	31,057.39
CD 3/15/21 (7 Mo) UMB .30%	41,537.77
TOTAL Reserve Funds	83,185.78
Due from Other Funds	40,783.63
Total Assets	1,963,854.26

Liabilities

Prepaid Dues	21,500.60
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)
TOTAL 2018 Hail Loss	5,049.99
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)
TOTAL 2020 Hail Loss	1,819,862.25
Total Liabilities	1,887,196.47

Net Worth

Reserve Funds

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Reserve Interest Earned	316.11
Reserve-Consolidated	164,294.10
Reserve Exp-Consolidated	<u>(40,640.00)</u>
TOTAL Reserve Funds	123,970.21
Retained Earnings	(50,626.13)
Net Income	3,313.71
<u>Total Net Worth</u>	<u>76,657.79</u>
<u>Total Net Worth and Liabilities</u>	<u>1,963,854.26</u>

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Income and Expense Comparative Statement

From 01/01/2021 to 01/31/2021

	<u>January 2021</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	24,700	24,700	24,700	24,700		296,400	273,600
Interest Income	38	2	38	2	36	20	20
Late fee-Nsf Charges	117	42	117	42	75	500	500
Total Revenues	24,855	24,744	24,855	24,744	111	296,920	274,120

Expenses

Operating Expenses

Accounting Fees						1,500	1,500
Administration Costs	206	175	206	175	(31)	2,100	2,100
Concrete Repair		250		250	250	3,000	3,000
Deck Repair		833		833	833	10,000	2,000
Electric	38	44	38	44	6	530	510
General Mx and Repair		833		833	833	10,000	10,000
Gutter Repair							3,000
Insurance Property/Liability	7,844	8,672	7,844	8,672	828	104,058	72,729
Landscaping		83		83	83	1,000	1,000
Legal Expense	825	370	825	370	(455)	4,435	4,000
**Legal Reimb	(385)	(42)	(385)	(42)	343	(500)	(500)
Lawn Contract	2,758	2,758	2,758	2,758		33,096	32,256
Management Fees	1,273	1,273	1,273	1,273		15,276	15,276
Painting							19,350
Pest Control		42		42	42	500	500
Roof Repair							1,500
Snow Removal	3,850	3,125	3,850	3,125	(725)	12,500	12,500
Sprinkler Repair		83		83	83	1,000	2,000
Trash	1,174	1,169	1,174	1,169	(5)	14,032	13,776
Tree Maintenance		417		417	417	5,000	7,500
Water	93	2,750	93	2,750	2,657	33,000	31,000
Storm Water Fee	33	33	33	33		393	
TOTAL Operating Expenses	17,709	22,868	17,709	22,868	5,159	250,920	234,997

Reserve Funding

Reserve Allocation Consolidated	3,833	3,833	3,833	3,833		46,000	39,123
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	<u>January 2021</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 Reserve Funding	3,833	3,833	3,833	3,833	0	46,000	39,123
Total Expenses	21,542	26,701	21,542	26,701	5,159	296,920	274,120
Net Income	3,313	(1,957)	3,313	(1,957)	5,270	0	0