

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Balance Sheet

07/31/2019

Assets

Accounts Receivable	74,582.34
First Bank - Operating	34,813.44
2018 Insurance Claim - First Bank	5,349.32
Reserve Funds	
First Bank - Reserve	50,902.36
CD 6/15/19-1/15/20 (7 Mo) UMB .30%	41,392.38
CD 2/14/19-3/14/20 (13 Mo) UMB .50%	30,824.33
TOTAL Reserve Funds	<u>123,119.07</u>
<u>Total Assets</u>	<u><u>237,864.17</u></u>

Liabilities

Prepaid Dues	12,077.70
Accounts Payable - Net Total	253,299.35
2018 Hail Loss	
Special Loss Assessment Proceeds	1,661,892.00
Hail Loss Expense SLA Funds	(1,661,892.00)
Hail Loss Expense - Insurance Funds	(175,022.68)
TOTAL 2018 Hail Loss	<u>(175,022.68)</u>
<u>Total Liabilities</u>	<u><u>90,354.37</u></u>

Net Worth

Reserve Funds	
Reserve Interest Earned	175.75
Reserve-Consolidated	122,943.32
TOTAL Reserve Funds	<u>123,119.07</u>
Retained Earnings	6,309.45
Net Income	18,081.28
<u>Total Net Worth</u>	<u><u>147,509.80</u></u>
<u>Total Net Worth and Liabilities</u>	<u><u>237,864.17</u></u>

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Income and Expense Comparative Statement

From 07/01/2019 to 07/31/2019

	<u>July 2019</u>		<u>January to July</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>
<u>Revenues</u>							
Monthly Dues	21,280	21,280	148,960	148,960		255,360	248,064
Interest Income	8	2	188	14	174	20	20
Late fee-Nsf Charges	1,109	42	6,941	294	6,647	500	500
Total Revenues	22,397	21,324	156,089	149,268	6,821	255,880	248,584
<u>Expenses</u>							
Operating Expenses							
Accounting Fees			1,500	1,200	(300)	1,200	1,100
Administration Costs	244	175	1,800	1,225	(575)	2,100	2,000
Concrete Repair		333	125	2,331	2,206	4,000	2,500
Deck Repair		1,000	55	2,000	1,945	4,000	2,000
Electric	33	42	241	294	53	500	360
General Mx and Repair	1,593	1,250	2,208	8,750	6,542	15,000	10,000
Gutter Repair	144	250	2,971	1,750	(1,221)	3,000	5,000
Insurance Property/Liability	5,241	4,317	38,191	30,219	(7,972)	51,800	48,000
Landscaping	120	167	702	1,169	467	2,000	2,000
Legal Expense	959	83	11,964	581	(11,383)	1,000	1,500
**Legal Reimb	(624)	(42)	(3,638)	(294)	3,344	(500)	(1,000)
Lawn Contract	2,610	2,535	17,820	17,745	(75)	30,420	28,974
Management Fees	1,237	1,237	8,658	8,659	1	14,843	14,843
Painting							23,000
Pest Control		42		294	294	500	500
Roof Repair		417	1,668	2,919	1,251	5,000	15,000
Snow Removal			4,339	8,000	3,661	15,000	15,000
Sprinkler Repair	65	500	267	2,000	1,733	3,000	
Trash	1,148	1,036	7,735	7,252	(483)	12,432	10,000
Tree Maintenance	875	625	1,284	4,375	3,091	7,500	5,500
Water	4,591	5,000	9,148	13,500	4,352	30,000	28,000
TOTAL Operating Expenses	18,236	18,967	107,038	113,969	6,931	202,795	214,277
Reserve Funding							
Reserve Allocation Consolidated	4,424	4,424	30,968	30,968		53,085	31,807
TOTAL Reserve Funding	4,424	4,424	30,968	30,968	0	53,085	31,807

<u>July 2019</u>		<u>January to July</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	22,660	23 ,391	138 ,006	144 ,937	6 ,931	255 ,880	246 ,084
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Net Income	(263)	(2,067)	18,083	4,331	13,752	0	2,500
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