

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Balance Sheet

07/31/2020

Assets

Accounts Receivable	20.00
First Bank - Operating	13,341.40
2018 Insurance Claim - First Bank	8,758.89
Reserve Funds	
First Bank - Reserve	237.10
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%	30,940.64
TOTAL Reserve Funds	72,642.92
Due from Other Funds	40,783.63
Special Assessment	21,278.75
<u>Total Assets</u>	<u>156,825.59</u>

Liabilities

Prepaid Dues	15,847.70
Due to Other Funds	40,783.63
2018 Hail Loss	
Special Loss Assessment Proceeds	1,661,892.00
Insurance Proceeds	928,218.62
Hail Loss Expense SLA Funds	(1,813,366.71)
Hail Loss Expense - Insurance Funds	(769,192.92)
TOTAL 2018 Hail Loss	7,550.99
<u>Total Liabilities</u>	<u>64,182.32</u>

Net Worth

Reserve Funds	
Reserve Interest Earned	125.78
Reserve-Consolidated	153,940.77
Reserve Exp-Consolidated	(40,640.00)
TOTAL Reserve Funds	113,426.55
Retained Earnings	6,318.59
Net Income	(27,101.87)

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<u>Total Net Worth</u>	<u>92,643.27</u>
<u>Total Net Worth and Liabilities</u>	<u>156,825.59</u>

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Income and Expense Comparative Statement

From 07/01/2020 to 07/31/2020

	<u>July 2020</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>
Revenues							
Monthly Dues	22,800	22,800	159,600	159,600		273,600	255,360
Interest Income	1	2	7	14	(7)	20	20
Late fee-Nsf Charges		42	2,106	294	1,812	500	500
Total Revenues	22,801	22,844	161,713	159,908	1,805	274,120	255,880

Expenses

Operating Expenses

Accounting Fees			2,400	1,500	(900)	1,500	1,200
Administration Costs	112	175	1,315	1,225	(90)	2,100	2,100
Bad Debt			27,774		(27,774)		
Concrete Repair	2,275	250	3,896	1,750	(2,146)	3,000	4,000
Deck Repair		167	1,356	1,169	(187)	2,000	4,000
Electric	37	42	246	294	48	510	500
General Mx and Repair	761	833	5,620	5,831	211	10,000	15,000
Gutter Repair	545	250	545	1,750	1,205	3,000	3,000
Insurance Property/Liability	7,844	6,061	55,429	42,427	(13,002)	72,729	51,800
Landscaping	305	83	305	581	276	1,000	2,000
Legal Expense		333	14,116	2,331	(11,785)	4,000	1,000
**Legal Reimb		(42)	(55)	(294)	(239)	(500)	(500)
Lawn Contract	2,688	2,688	18,348	18,816	468	32,256	30,420
Management Fees	1,273	1,273	8,911	8,911		15,276	14,843
Painting		1,612	350	11,284	10,934	19,350	
Pest Control		42	140	294	154	500	500
Roof Repair		125	375	875	500	1,500	5,000
Snow Removal			6,814	6,250	(564)	12,500	15,000
Sprinkler Repair	562	500	1,411	2,000	589	2,000	3,000
Trash	1,181	1,148	8,137	8,036	(101)	13,776	12,432
Tree Maintenance	910	625	3,942	4,375	433	7,500	7,500
Water	7,071	2,583	14,170	18,081	3,911	31,000	30,000
TOTAL Operating Expenses	25,564	18,748	175,545	137,486	(38,059)	234,997	202,795

Reserve Funding

Reserve Allocation Consolidated		3,260	13,040	22,820	9,780	39,123	53,085
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	<u>July 2020</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 Reserve Funding	0	3,260	13,040	22,820	9,780	39,123	53,085
Storm Water Fee	33		229		(229)		
Total Expenses	25,597	22 ,008	188 ,814	160 ,306	(28 ,508)	274 ,120	255 ,880
Net Income	(2,796)	836	(27,101)	(398)	(26,703)	0	0