

# The Enclave at Broadmoor Glen Homeowners Association, Inc.

## Balance Sheet

06/30/2019

### Assets

|                                     |                          |
|-------------------------------------|--------------------------|
| Accounts Receivable                 | 79,411.08                |
| First Bank - Operating              | 31,908.63                |
| 2018 Insurance Claim - First Bank   | 1,715.23                 |
| <b>Reserve Funds</b>                |                          |
| First Bank - Reserve                | 46,470.25                |
| CD 6/15/19-1/15/20 (7 Mo) UMB .15%  | 41,392.38                |
| CD 2/14/19-3/14/20 (13 Mo) UMB .15% | 30,811.67                |
| <b>TOTAL Reserve Funds</b>          | <u>118,674.30</u>        |
| <b><u>Total Assets</u></b>          | <u><b>231,709.24</b></u> |

### Liabilities

|                                  |                         |
|----------------------------------|-------------------------|
| Prepaid Dues                     | 10,103.70               |
| Accounts Payable - Net Total     | 253,299.35              |
| <b>2018 Hail Loss</b>            |                         |
| Special Loss Assessment Proceeds | 1,661,892.00            |
| Hail Loss - Expense              | (1,836,914.68)          |
| <b>TOTAL 2018 Hail Loss</b>      | <u>(175,022.68)</u>     |
| <b><u>Total Liabilities</u></b>  | <u><b>88,380.37</b></u> |

### Net Worth

|   |                          |
|---|--------------------------|
| <b>Reserve Funds</b>                          |                          |
| Reserve Interest Earned                       | 154.98                   |
| Reserve-Consolidated                          | 118,519.32               |
| <b>TOTAL Reserve Funds</b>                    | <u>118,674.30</u>        |
| Retained Earnings                             | 6,309.45                 |
| Net Income                                    | 18,345.12                |
| <b><u>Total Net Worth</u></b>                 | <u><b>143,328.87</b></u> |
| <b><u>Total Net Worth and Liabilities</u></b> | <u><b>231,709.24</b></u> |

# The Enclave at Broadmoor Glen Homeowners Association, Inc.

## Income and Expense Comparative Statement

From 06/01/2019 to 06/30/2019

|                       | <u>June 2019</u> |               | <u>January to June</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> |
| <b>Revenues</b>       |                  |               |                        |                |                |                       |                  |
| Monthly Dues          | 21,280           | 21,280        | 127,680                | 127,680        |                | 255,360               | 248,064          |
| Interest Income       | 180              | 2             | 180                    | 12             | 168            | 20                    | 20               |
| Late fee-Nsf Charges  | 1,813            | 42            | 5,832                  | 252            | 5,580          | 500                   | 500              |
| <b>Total Revenues</b> | <b>23,273</b>    | <b>21,324</b> | <b>133,692</b>         | <b>127,944</b> | <b>5,748</b>   | <b>255,880</b>        | <b>248,584</b>   |

### Expenses

#### **Operating Expenses**

|                                 |               |               |               |               |              |                |                |
|---------------------------------|---------------|---------------|---------------|---------------|--------------|----------------|----------------|
| Accounting Fees                 | 1,500         |               | 1,500         | 1,200         | (300)        | 1,200          | 1,100          |
| Administration Costs            | 275           | 175           | 1,556         | 1,050         | (506)        | 2,100          | 2,000          |
| Concrete Repair                 |               | 333           | 125           | 1,998         | 1,873        | 4,000          | 2,500          |
| Deck Repair                     |               | 1,000         | 55            | 1,000         | 945          | 4,000          | 2,000          |
| Electric                        | 36            | 42            | 207           | 252           | 45           | 500            | 360            |
| General Mx and Repair           | 462           | 1,250         | 615           | 7,500         | 6,885        | 15,000         | 10,000         |
| Gutter Repair                   | 328           | 250           | 2,828         | 1,500         | (1,328)      | 3,000          | 5,000          |
| Insurance Property/Liability    | 5,241         | 4,317         | 32,950        | 25,902        | (7,048)      | 51,800         | 48,000         |
| Landscaping                     | 135           | 167           | 582           | 1,002         | 420          | 2,000          | 2,000          |
| Legal Expense                   | 1,396         | 83            | 11,005        | 498           | (10,507)     | 1,000          | 1,500          |
| **Legal Reimb                   | (201)         | (42)          | (3,014)       | (252)         | 2,762        | (500)          | (1,000)        |
| Lawn Contract                   | 2,535         | 2,535         | 15,210        | 15,210        |              | 30,420         | 28,974         |
| Management Fees                 | 1,237         | 1,237         | 7,421         | 7,422         | 1            | 14,843         | 14,843         |
| Painting                        |               |               |               |               |              |                | 23,000         |
| Pest Control                    |               | 42            |               | 252           | 252          | 500            | 500            |
| Roof Repair                     |               | 417           | 1,668         | 2,502         | 834          | 5,000          | 15,000         |
| Snow Removal                    |               |               | 4,339         | 8,000         | 3,661        | 15,000         | 15,000         |
| Sprinkler Repair                | 65            | 500           | 202           | 1,500         | 1,298        | 3,000          |                |
| Trash                           | 1,100         | 1,036         | 6,587         | 6,216         | (371)        | 12,432         | 10,000         |
| Tree Maintenance                |               | 625           | 409           | 3,750         | 3,341        | 7,500          | 5,500          |
| Water                           | 3,910         | 5,000         | 4,556         | 8,500         | 3,944        | 30,000         | 28,000         |
| <b>TOTAL Operating Expenses</b> | <b>18,019</b> | <b>18,967</b> | <b>88,801</b> | <b>95,002</b> | <b>6,201</b> | <b>202,795</b> | <b>214,277</b> |

#### **Reserve Funding**

|                                 |              |              |               |               |          |               |               |
|---------------------------------|--------------|--------------|---------------|---------------|----------|---------------|---------------|
| Reserve Allocation Consolidated | 4,424        | 4,424        | 26,544        | 26,544        |          | 53,085        | 31,807        |
| <b>TOTAL Reserve Funding</b>    | <b>4,424</b> | <b>4,424</b> | <b>26,544</b> | <b>26,544</b> | <b>0</b> | <b>53,085</b> | <b>31,807</b> |

| <u>June 2019</u> |               | <u>January to June</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> |

|                       |        |        |         |         |       |         |         |
|-----------------------|--------|--------|---------|---------|-------|---------|---------|
| <b>Total Expenses</b> | 22,443 | 23,391 | 115,345 | 121,546 | 6,201 | 255,880 | 246,084 |
|-----------------------|--------|--------|---------|---------|-------|---------|---------|

|                   |     |         |        |       |        |   |       |
|-------------------|-----|---------|--------|-------|--------|---|-------|
| <b>Net Income</b> | 830 | (2,067) | 18,347 | 6,398 | 11,949 | 0 | 2,500 |
|-------------------|-----|---------|--------|-------|--------|---|-------|