

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Balance Sheet

06/30/2020

Assets

Accounts Receivable	124.00
First Bank - Operating	15,343.04
2018 Insurance Claim - First Bank	67,507.83
Reserve Funds	
First Bank - Reserve	13,376.99
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	85,782.81
Due from Other Funds	40,783.63
Special Assessment	21,278.75
<u>Total Assets</u>	<u>230,820.06</u>

Liabilities

Prepaid Dues	15,157.74
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	(710,443.06)
TOTAL 2018 Hail Loss	66,300.85
<u>Total Liabilities</u>	<u>122,242.22</u>

Net Worth

Reserve Funds	
Reserve Interest Earned	125.67
Reserve-Consolidated	153,940.77
Reserve Exp-Consolidated	(27,500.00)
TOTAL Reserve Funds	126,566.44
Retained Earnings	6,318.59
Net Income	(24,307.19)

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<u>Total Net Worth</u>	108,577.84
<u>Total Net Worth and Liabilities</u>	230,820.06

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Income and Expense Comparative Statement

From 06/01/2020 to 06/30/2020

	<u>June 2020</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>
Revenues							
Monthly Dues	22,800	22,800	136,800	136,800		273,600	255,360
Interest Income		2	6	12	(6)	20	20
Late fee-Nsf Charges		42	2,106	252	1,854	500	500
Total Revenues	22,800	22,844	138,912	137,064	1,848	274,120	255,880

Expenses

Operating Expenses

Accounting Fees			2,400	1,500	(900)	1,500	1,200
Administration Costs	257	175	1,204	1,050	(154)	2,100	2,100
Bad Debt			27,774		(27,774)		
Concrete Repair	460	250	1,621	1,500	(121)	3,000	4,000
Deck Repair	1,181	167	1,356	1,002	(354)	2,000	4,000
Electric	34	42	209	252	43	510	500
General Mx and Repair		833	4,859	4,998	139	10,000	15,000
Gutter Repair		250		1,500	1,500	3,000	3,000
Insurance Property/Liability	7,844	6,061	47,585	36,366	(11,219)	72,729	51,800
Landscaping		83		498	498	1,000	2,000
Legal Expense		333	14,116	1,998	(12,118)	4,000	1,000
**Legal Reimb		(42)	(55)	(252)	(197)	(500)	(500)
Lawn Contract	2,610	2,688	15,660	16,128	468	32,256	30,420
Management Fees	1,273	1,273	7,638	7,638		15,276	14,843
Painting	350	1,612	350	9,672	9,322	19,350	
Pest Control	140	42	140	252	112	500	500
Roof Repair		125	375	750	375	1,500	5,000
Snow Removal			6,814	6,250	(564)	12,500	15,000
Sprinkler Repair	538	500	849	1,500	651	2,000	3,000
Trash	1,152	1,148	6,956	6,888	(68)	13,776	12,432
Tree Maintenance	910	625	3,032	3,750	718	7,500	7,500
Water	5,665	2,583	7,099	15,498	8,399	31,000	30,000
TOTAL Operating Expenses	22,414	18,748	149,982	118,738	(31,244)	234,997	202,795

Reserve Funding

Reserve Allocation Consolidated		3,260	13,040	19,560	6,520	39,123	53,085
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	<u>June 2020</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>
TOTAL Reserve Funding	0	3,260	13,040	19,560	6,520	39,123	53,085
Storm Water Fee	33		196		(196)		
Total Expenses	22,447	22 ,008	163 ,218	138 ,298	(24 ,920)	274 ,120	255 ,880
Net Income	353	836	(24,306)	(1,234)	(23,072)	0	0