

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Balance Sheet

03/31/2021

Assets

Accounts Receivable	16,824.29
First Bank - Operating	77,317.94
First Bank - 2018 Hail Insurance Claim	6,250.86
First Bank - Hail August 2020	954,761.08
RBC -Wealth Account Hail August 2020	94,519.01
Reserve Funds	
First Bank - Reserve	18,257.45
CD 3/14/21 UMB .50%	31,082.50
CD 10/15/21 (7 Mo) UMB .30%	41,610.15
TOTAL Reserve Funds	90,950.10
Due from Other Funds	40,783.63
Total Assets	1,281,406.91

Liabilities

Prepaid Dues	19,669.60
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	(1,503,167.06)
TOTAL 2020 Hail Loss	1,111,325.67
Total Liabilities	1,176,828.89

Net Worth

Reserve Funds

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Reserve Interest Earned	110.89
Reserve-Consolidated	131,622.84
TOTAL Reserve Funds	131,733.73
Retained Earnings	(50,686.13)
Net Income	23,530.42
<u>Total Net Worth</u>	<u>104,578.02</u>
<u>Total Net Worth and Liabilities</u>	<u>1,281,406.91</u>

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Income and Expense Comparative Statement

From 03/01/2021 to 03/31/2021

	<u>March 2021</u>		<u>January to March</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	24,700	24,700	74,100	74,100		296,400	273,600
Interest Income	26	2	96	6	90	20	20
Late fee-Nsf Charges	40	42	157	126	31	500	500
Total Revenues	24,766	24,744	74,353	74,232	121	296,920	274,120

Expenses

Operating Expenses

Accounting Fees				1,500	1,500	1,500	1,500
Administration Costs	83	175	416	525	109	2,100	2,100
Concrete Repair		250		750	750	3,000	3,000
Deck Repair		833		2,499	2,499	10,000	2,000
Electric	37	44	109	132	23	530	510
General Mx and Repair	270	833	384	2,499	2,115	10,000	10,000
Gutter Repair							3,000
Insurance Property/Liability	(39)	8,672	7,805	26,016	18,211	104,058	72,729
Landscaping		83		249	249	1,000	1,000
Legal Expense		370	1,265	1,110	(155)	4,435	4,000
**Legal Reimb	(220)	(42)	(605)	(126)	479	(500)	(500)
Lawn Contract	2,758	2,758	8,274	8,274		33,096	32,256
Management Fees	1,273	1,273	3,819	3,819		15,276	15,276
Painting							19,350
Pest Control		42		126	126	500	500
Roof Repair							1,500
Snow Removal	6,078		14,497	6,250	(8,247)	12,500	12,500
Sprinkler Repair		83		249	249	1,000	2,000
Trash	645	1,169	2,993	3,507	514	14,032	13,776
Tree Maintenance		417		1,251	1,251	5,000	7,500
Water	90	2,750	267	8,250	7,983	33,000	31,000
Storm Water Fee	33	33	98	99	1	393	
TOTAL Operating Expenses	11,008	19,743	39,322	66,979	27,657	250,920	234,997

Reserve Funding

Reserve Allocation Consolidated	3,833	3,833	11,500	11,499	(1)	46,000	39,123
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	<u>March 2021</u>		<u>January to March</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	11,500	11,499	(1)	46,000	39,123
Total Expenses	14,841	23,576	50,822	78,478	27,656	296,920	274,120
Net Income	9,925	1,168	23,531	(4,246)	27,777	0	0