

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Balance Sheet

05/31/2019

Assets

Accounts Receivable	89,436.12
First Bank - Operating	33,914.27
2018 Insurance Claim - First Bank	679,157.46
Reserve Funds	
First Bank - Reserve	42,040.04
CD 11/15/18-6/15/19 (7 Mo) UMB .15%	41,320.38
CD 2/14/19-3/14/20 (13 Mo) UMB .15%	30,798.59
TOTAL Reserve Funds	<u>114,159.01</u>
<u>Total Assets</u>	<u>916,666.86</u>

Liabilities

Prepaid Dues	12,349.70
2018 Hail Loss	
Special Loss Assessment Proceeds	1,661,892.00
Hail Loss - Expense	(895,558.93)
TOTAL 2018 Hail Loss	<u>766,333.07</u>
<u>Total Liabilities</u>	<u>778,682.77</u>

Net Worth

Reserve Funds	
Reserve Interest Earned	63.69
Reserve-Consolidated	114,095.32
TOTAL Reserve Funds	<u>114,159.01</u>
Retained Earnings	6,309.45
Net Income	17,515.63
<u>Total Net Worth</u>	<u>137,984.09</u>
<u>Total Net Worth and Liabilities</u>	<u>916,666.86</u>

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Income and Expense Comparative Statement

From 05/01/2019 to 05/31/2019

	<u>May 2019</u>		<u>January to May</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	21,280	21,280	106,400	106,400		255,360	248,064
Interest Income		2		10	(10)	20	20
Late fee-Nsf Charges	60	42	4,019	210	3,809	500	500
Total Revenues	21,340	21,324	110,419	106,620	3,799	255,880	248,584
Expenses							
Operating Expenses							
Accounting Fees				1,200	1,200	1,200	1,100
Administration Costs	490	175	1,281	875	(406)	2,100	2,000
Concrete Repair	125	333	125	1,665	1,540	4,000	2,500
Deck Repair	55		55		(55)	4,000	2,000
Electric	32	42	171	210	39	500	360
General Mx and Repair	2,922	1,250	152	6,250	6,098	15,000	10,000
Gutter Repair		250	2,500	1,250	(1,250)	3,000	5,000
Insurance Property/Liability	20,962	4,317	27,709	21,585	(6,124)	51,800	48,000
Landscaping	408	167	448	835	387	2,000	2,000
Legal Expense	1,882	83	9,609	415	(9,194)	1,000	1,500
**Legal Reimb	(882)	(42)	(2,813)	(210)	2,603	(500)	(1,000)
Lawn Contract	2,535	2,535	12,675	12,675		30,420	28,974
Management Fees	1,237	1,237	6,185	6,185		14,843	14,843
Painting							23,000
Pest Control		42		210	210	500	500
Roof Repair		417	1,668	2,085	417	5,000	15,000
Snow Removal			4,339	8,000	3,661	15,000	15,000
Sprinkler Repair	95	500	137	1,000	863	3,000	
Trash	1,098	1,036	5,487	5,180	(307)	12,432	10,000
Tree Maintenance	409	625	409	3,125	2,716	7,500	5,500
Water	280	700	647	3,500	2,853	30,000	28,000
TOTAL Operating Expenses	31,648	13,667	70,784	76,035	5,251	202,795	214,277
Reserve Funding							
Reserve Allocation Consolidated	4,424	4,424	22,120	22,120		53,085	31,807
TOTAL Reserve Funding	4,424	4,424	22,120	22,120	0	53,085	31,807

<u>May 2019</u>		<u>January to May</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	36,072	18 ,091	92 ,904	98 ,155	5 ,251	255 ,880	246 ,084
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Net Income	(14,732)	3,233	17,515	8,465	9,050	0	2,500
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