

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Balance Sheet

05/31/2020

Assets

Accounts Receivable	124.00
First Bank - Operating	16,138.28
2018 Insurance Claim - First Bank	67,513.51
Reserve Funds	
First Bank - Reserve	13,376.89
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	85,782.71
Due from Other Funds	40,783.63
Special Assessment	21,278.75
<u>Total Assets</u>	<u>231,620.88</u>

Liabilities

Prepaid Dues	16,311.74
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>123,396.22</u>

Net Worth

Reserve Funds	
Reserve Interest Earned	125.57
Reserve-Consolidated	153,940.77
Reserve Exp-Consolidated	(27,500.00)
TOTAL Reserve Funds	126,566.34
Retained Earnings	6,318.59
Net Income	(24,660.27)

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<u>Total Net Worth</u>	<u>108,224.66</u>
<u>Total Net Worth and Liabilities</u>	<u>231,620.88</u>

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Income and Expense Comparative Statement

From 05/01/2020 to 05/31/2020

	<u>May 2020</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	22,800	22,800	114,000	114,000		273,600	255,360
Interest Income	3	2	5	10	(5)	20	20
Late fee-Nsf Charges		42	2,106	210	1,896	500	500
Total Revenues	22,803	22,844	116,111	114,220	1,891	274,120	255,880

Expenses

Operating Expenses

Accounting Fees			2,400	1,500	(900)	1,500	1,200
Administration Costs	144	175	946	875	(71)	2,100	2,100
Bad Debt			27,774		(27,774)		
Concrete Repair	1,161	250	1,161	1,250	89	3,000	4,000
Deck Repair		167	175	835	660	2,000	4,000
Electric	33	42	175	210	35	510	500
General Mx and Repair	1,259	833	4,859	4,165	(694)	10,000	15,000
Gutter Repair		250		1,250	1,250	3,000	3,000
Insurance Property/Liability	31,373	6,061	39,409	30,305	(9,104)	72,729	51,800
Insurance-Workmans Comp	332		332		(332)		
Landscaping		83		415	415	1,000	2,000
Legal Expense	7,844	333	14,116	1,665	(12,451)	4,000	1,000
**Legal Reimb		(42)	(55)	(210)	(155)	(500)	(500)
Lawn Contract	2,610	2,688	13,050	13,440	390	32,256	30,420
Management Fees	1,273	1,273	6,365	6,365		15,276	14,843
Painting		1,612		8,060	8,060	19,350	
Pest Control		42		210	210	500	500
Roof Repair		125	375	625	250	1,500	5,000
Snow Removal			6,814	6,250	(564)	12,500	15,000
Sprinkler Repair	311	500	311	1,000	689	2,000	3,000
Trash	1,154	1,148	5,804	5,740	(64)	13,776	12,432
Tree Maintenance	342	625	2,122	3,125	1,003	7,500	7,500
Water	1,049	2,583	1,434	12,915	11,481	31,000	30,000
TOTAL Operating Expenses	48,885	18,748	127,567	99,990	(27,577)	234,997	202,795

Reserve Funding

	<u>May 2020</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>
Reserve Allocation Consolidated	3,260	3,260	13,040	16,300	3,260	39,123	53,085
TOTAL Reserve Funding	3,260	3,260	13,040	16,300	3,260	39,123	53,085
Storm Water Fee	33		164		(164)		
Total Expenses	52,178	22,008	140,771	116,290	(24,481)	274,120	255,880
Net Income	(29,375)	836	(24,660)	(2,070)	(22,590)	0	0