

# The Enclave at Broadmoor Glen Homeowners Association, Inc.

## Balance Sheet

11/30/2018

### Assets

Accounts Receivable	665,925.99
First Bank - Operating	14,138.55
2018 Insurance Claim - First Bank	990,413.00
<b>Reserve Funds</b>	
First Bank - Reserve	17,244.98
CD 4/15/18-11/15/18 (7 Mo) UMB .15%	41,320.38
CD 1/4/18 - 2/14/19 (13 Mo) UMB .15%	30,745.23
<b>TOTAL Reserve Funds</b>	<u>89,310.59</u>
<b><u>Total Assets</u></b>	<u><b>1,759,788.13</b></u>

### Liabilities

Prepaid Dues	9,139.10
2018 Hail Loss	
Special Loss Assessment Proceeds	1,661,892.00
<b>TOTAL 2018 Hail Loss</b>	<u>1,661,892.00</u>
<b><u>Total Liabilities</u></b>	<u><b>1,671,031.10</b></u>

### Net Worth

<b>Reserve Funds</b>	
Reserve Interest Earned	149.11
Reserve-Consolidated	114,052.23
Reserve Exp-Consolidated	(24,890.75)
<b>TOTAL Reserve Funds</b>	<u>89,310.59</u>
<b>Retained Earnings</b>	(24,188.34)
<b>Net Income</b>	23,634.78
<b><u>Total Net Worth</u></b>	<u><b>88,757.03</b></u>
<b><u>Total Net Worth and Liabilities</u></b>	<u><b>1,759,788.13</b></u>

# The Enclave at Broadmoor Glen Homeowners Association, Inc.

## Income and Expense Comparative Statement

From 11/01/2018 to 11/30/2018

	<u>November 2018</u>		<u>January to November</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	20,672	20,672	227,392	227,392		248,064	248,064
Interest Income		2		22	(22)	20	20
Late fee-Nsf Charges	20	42	272	462	(190)	500	500
Misc Income			44		44		
<b>Total Revenues</b>	20,692	20,716	227,708	227,876	(168)	248,584	248,584

### Expenses

#### Operating Expenses

Accounting Fees			1,000	1,100	100	1,100	1,100
Administration Costs	874	167	3,941	1,837	(2,104)	2,000	2,000
Concrete Repair	185	250	4,390	2,500	(1,890)	2,500	2,500
Deck Repair			175	2,000	1,825	2,000	2,000
Electric	33	30	410	330	(80)	360	360
General Mx and Repair	199	833	9,182	9,163	(19)	10,000	10,000
Gutter Repair		417	1,340	4,587	3,247	5,000	5,000
Insurance Property/Liability	3,667	4,000	42,790	44,000	1,210	48,000	48,000
Landscaping		500	1,819	2,000	181	2,000	2,000
Legal Expense		125	286	1,375	1,089	1,500	1,500
**Legal Reimb		(83)	(125)	(913)	(788)	(1,000)	(1,000)
Lawn Contract	2,535	2,414	27,162	26,554	(608)	28,974	28,974
Management Fees	1,237	1,237	13,606	13,607	1	14,843	14,843
Painting			150	23,000	22,850	23,000	23,000
Pest Control		42	280	462	182	500	500
Roof Repair		1,250	3,481	13,750	10,269	15,000	15,000
Snow Removal	1,250	1,250	4,452	13,750	9,298	15,000	15,000
Sprinkler Repair		208	2,938	2,288	(650)	2,500	2,500
Trash	1,036	833	11,485	9,163	(2,322)	10,000	10,000
Tree Maintenance	225	458	5,108	5,038	(70)	5,500	5,500
Water	1,848	2,333	41,043	25,663	(15,380)	28,000	28,000
<b>TOTAL Operating Expenses</b>	13,089	16,264	174,913	201,254	26,341	216,777	216,777

#### Reserve Funding

Reserve Allocation Consolidated	2,651	2,651	29,161	29,161		31,807	31,807
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	<u>November 2018</u>		<u>January to November</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 Reserve Funding</b>	2,651	2,651	29,161	29,161	0	31,807	31,807

<b>Total Expenses</b>	15,740	18,915	204,074	230,415	26,341	248,584	248,584
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<b>Net Income</b>	4,952	1,801	23,634	(2,539)	26,173	0	0
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