

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Balance Sheet

11/30/2019

Assets

Accounts Receivable	72,843.81
First Bank - Operating	10,471.99
2018 Insurance Claim - First Bank	308,191.99
Reserve Funds	
First Bank - Reserve	5,443.42
CD 6/15/19-1/15/20 (7 Mo) UMB .30%	41,392.38
CD 2/14/19-3/14/20 (13 Mo) UMB .50%	30,837.42
TOTAL Reserve Funds	77,673.22
Due from Other Funds	63,175.81
<u>Total Assets</u>	<u>532,356.82</u>

Liabilities

Prepaid Dues	9,831.77
Accounts Payable - Net Total	314,060.48
Due to Other Funds	63,175.81
2018 Hail Loss	
Special Loss Assessment Proceeds	1,661,892.00
Insurance Proceeds	634,736.07
Hail Loss Expense SLA Funds	(1,813,366.71)
Hail Loss Expense - Insurance Funds	(483,248.16)
TOTAL 2018 Hail Loss	13.20
<u>Total Liabilities</u>	<u>387,081.26</u>

Net Worth

Reserve Funds	
Reserve Interest Earned	209.71
Reserve-Consolidated	140,639.32
TOTAL Reserve Funds	140,849.03
Retained Earnings	6,309.45
Net Income	(1,882.92)
<u>Total Net Worth</u>	<u>145,275.56</u>

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Balance Sheet

11/30/2019

Total Net Worth and Liabilities

532,356.82

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Income and Expense Comparative Statement

From 11/01/2019 to 11/30/2019

	<u>November 2019</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>
<u>Revenues</u>							
Monthly Dues	21,280	21,280	234,080	234,080		255,360	248,064
Interest Income	1	2	284	22	262	20	20
Late fee-Nsf Charges	100	42	10,313	462	9,851	500	500
Total Revenues	21,381	21,324	244,677	234,564	10,113	255,880	248,584

Expenses

Operating Expenses

Accounting Fees			1,500	1,200	(300)	1,200	1,100
Administration Costs	750	175	3,114	1,925	(1,189)	2,100	2,000
Concrete Repair		333	1,064	3,663	2,599	4,000	2,500
Deck Repair			170	4,000	3,830	4,000	2,000
Electric	33	42	378	462	84	500	360
General Mx and Repair	1,325	1,250	19,989	13,750	(6,239)	15,000	10,000
Gutter Repair		250	3,352	2,750	(602)	3,000	5,000
Insurance Property/Liability	5,241	4,317	59,157	47,487	(11,670)	51,800	48,000
Landscaping		167	1,899	1,837	(62)	2,000	2,000
Legal Expense		83	12,633	913	(11,720)	1,000	1,500
**Legal Reimb		(80)	(4,306)	(500)	3,806	(500)	(1,000)
Lawn Contract	2,610	2,535	28,260	27,885	(375)	30,420	28,974
Management Fees	1,237	1,237	13,606	13,607	1	14,843	14,843
Painting							23,000
Pest Control		42	140	462	322	500	500
Roof Repair		417	1,668	4,587	2,919	5,000	15,000
Snow Removal	6,248	2,000	10,586	10,000	(586)	15,000	15,000
Sprinkler Repair			1,001	3,000	1,999	3,000	
Trash	1,154	1,036	12,348	11,396	(952)	12,432	10,000
Tree Maintenance	1,856	625	5,112	6,875	1,763	7,500	5,500
Water	1,140	700	26,191	29,200	3,009	30,000	28,000
TOTAL Operating Expenses	21,594	15,129	197,862	184,499	(13,363)	202,795	214,277

Reserve Funding

Reserve Allocation Consolidated	4,424	4,424	48,664	48,664		53,085	31,807
TOTAL Reserve Funding	4,424	4,424	48,664	48,664	0	53,085	31,807

<u>November 2019</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>

Storm Water Fee	33		33		(33)		
------------------------	----	--	----	--	------	--	--

Total Expenses	26,051	19,553	246,559	233,163	(13,396)	255,880	246,084
-----------------------	--------	--------	---------	---------	----------	---------	---------

Net Income	(4,670)	1,771	(1,882)	1,401	(3,283)	0	2,500
-------------------	---------	-------	---------	-------	---------	---	-------