

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Balance Sheet

11/30/2020

Assets

Accounts Receivable	629,564.54
Automated Cash Handling	22,741.00
First Bank - Operating	479.59
First Bank - 2018 Hail Insurance Claim	6,258.17
First Bank - Hail August 2020	1,091,583.71
RBC -Wealth Account Hail August 2020	94,518.21
Reserve Funds	
First Bank - Reserve	3,497.21
CD 1/15/20-8/15/20 (7 Mo) UMB .30%	41,465.18
CD 3/14/21 UMB .50%	31,031.46
TOTAL Reserve Funds	75,993.85
Due from Other Funds	40,783.63
Total Assets	1,961,922.70

Liabilities

Prepaid Dues	8,836.00
Accounts Payable - Net Total	4,698.72
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	(11,394.14)
Hail Loss Expense SLA Funds	(1,813,366.71)
Hail Loss Expense - Insurance Funds	(770,192.92)
TOTAL 2018 Hail Loss	5,249.99
2020 Hail Loss	
Hail August 2020 Insurance Proceeds	886,176.73
SLA August 2020 Hail Proceeds	1,751,057.00
2020 Hail Loss Expense	(794,630.48)
TOTAL 2020 Hail Loss	1,842,603.25
Total Liabilities	1,902,171.59

Net Worth

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Reserve Funds

Reserve Interest Earned	221.12
Reserve-Consolidated	157,200.77
Reserve Exp-Consolidated	(40,640.00)
TOTAL Reserve Funds	116,781.89
Retained Earnings	(14,960.16)
Net Income	(42,070.62)
<u>Total Net Worth</u>	<u>59,751.11</u>
<u>Total Net Worth and Liabilities</u>	<u>1,961,922.70</u>

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Income and Expense Comparative Statement

From 11/01/2020 to 11/30/2020

	<u>November 2020</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>
Revenues							
Monthly Dues	22,800	22,800	250,800	250,800		273,600	255,360
Interest Income	20	2	31	22	9	20	20
Late fee-Nsf Charges		42	2,106	462	1,644	500	500
Returned Check Charges			20		20		
Total Revenues	22,820	22,844	252,957	251,284	1,673	274,120	255,880

Expenses

Operating Expenses

Accounting Fees			2,400	1,500	(900)	1,500	1,200
Administration Costs	630	175	2,719	1,925	(794)	2,100	2,100
Bad Debt			27,774		(27,774)		
Concrete Repair		250	8,081	2,750	(5,331)	3,000	4,000
Deck Repair		167	3,009	1,837	(1,172)	2,000	4,000
Electric	36	42	382	462	80	510	500
General Mx and Repair	1,130	833	9,755	9,163	(592)	10,000	15,000
Gutter Repair		250	740	2,750	2,010	3,000	3,000
Insurance Property/Liability	7,844	6,061	86,807	66,671	(20,136)	72,729	51,800
Landscaping		83	7,255	913	(6,342)	1,000	2,000
Legal Expense	8	333	16,934	3,663	(13,271)	4,000	1,000
**Legal Reimb		(80)	(55)	(500)	(445)	(500)	(500)
Lawn Contract	2,688	2,688	29,100	29,568	468	32,256	30,420
Light (Electric) Maint/Repair			145		(145)		
Management Fees	1,273	1,273	14,003	14,003		15,276	14,843
Painting		1,612	350	17,732	17,382	19,350	
Pest Control		42	140	462	322	500	500
Roof Repair		125	375	1,375	1,000	1,500	5,000
Snow Removal	1,377	3,125	8,192	9,375	1,183	12,500	15,000
Sprinkler Repair			3,244	2,000	(1,244)	2,000	3,000
Trash	1,175	1,148	12,847	12,628	(219)	13,776	12,432
Tree Maintenance		625	5,355	6,875	1,520	7,500	7,500
Water	3,231	2,583	38,816	28,413	(10,403)	31,000	30,000
TOTAL Operating Expenses	19,392	21,335	278,368	213,565	(64,803)	234,997	202,795

	<u>November 2020</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>
Reserve Funding							
Reserve Allocation Consolidated		3,260	16,300	35,860	19,560	39,123	53,085
TOTAL Reserve Funding	0	3,260	16,300	35,860	19,560	39,123	53,085
Storm Water Fee	33		360		(360)		
Total Expenses	19,425	24 ,595	295 ,028	249 ,425	(45 ,603)	274 ,120	255 ,880
Net Income	3,395	(1,751)	(42,071)	1,859	(43,930)	0	0