

# The Enclave at Broadmoor Glen Homeowners Association, Inc.

## Balance Sheet

10/31/2018

### Assets

Accounts Receivable	1,564,437.89
First Bank - Operating	4,756.09
2018 Insurance Claim - First Bank	87,468.00
<b>Reserve Funds</b>	
First Bank - Reserve	14,592.31
CD 4/15/18-11/15/18 (7 Mo) UMB .15%	41,259.90
CD 1/4/18 - 2/14/19 (13 Mo) UMB .15%	30,745.23
<b>TOTAL Reserve Funds</b>	<u>86,597.44</u>
<b><u>Total Assets</u></b>	<u><b>1,743,259.42</b></u>

### Liabilities

Prepaid Dues	275.00
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>1,662,167.00</b></u>

### Net Worth

<b>Reserve Funds</b>	
Reserve Interest Earned	86.96
Reserve-Consolidated	111,401.23
Reserve Exp-Consolidated	(24,890.75)
<b>TOTAL Reserve Funds</b>	<u>86,597.44</u>
<b>Retained Earnings</b>	(24,188.34)
<b>Net Income</b>	18,683.32
<b><u>Total Net Worth</u></b>	<u><b>81,092.42</b></u>
<b><u>Total Net Worth and Liabilities</u></b>	<u><b>1,743,259.42</b></u>

# The Enclave at Broadmoor Glen Homeowners Association, Inc.

## Income and Expense Comparative Statement

From 10/01/2018 to 10/31/2018

	<u>October 2018</u>		<u>January to October</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	206,720	206,720		248,064	248,064
Interest Income		2		20	(20)	20	20
Late fee-Nsf Charges	42	42	252	420	(168)	500	500
Misc Income			44		44		
<b>Total Revenues</b>	20,714	20,716	207,016	207,160	(144)	248,584	248,584

### Expenses

#### **Operating Expenses**

Accounting Fees			1,000	1,100	100	1,100	1,100
Administration Costs	412	167	3,067	1,670	(1,397)	2,000	2,000
Concrete Repair	120		4,205	2,250	(1,955)	2,500	2,500
Deck Repair			175	2,000	1,825	2,000	2,000
Electric	37	30	377	300	(77)	360	360
General Mx and Repair	(105)	833	8,983	8,330	(653)	10,000	10,000
Gutter Repair		417	1,340	4,170	2,830	5,000	5,000
Insurance Property/Liability	3,667	4,000	39,123	40,000	877	48,000	48,000
Landscaping	414	500	1,819	1,500	(319)	2,000	2,000
Legal Expense		125	286	1,250	964	1,500	1,500
**Legal Reimb		(83)	(125)	(830)	(705)	(1,000)	(1,000)
Lawn Contract	2,535	2,414	24,627	24,140	(487)	28,974	28,974
Management Fees	1,237	1,237	12,369	12,370	1	14,843	14,843
Painting		5,000	150	23,000	22,850	23,000	23,000
Pest Control		42	280	420	140	500	500
Roof Repair		1,250	3,481	12,500	9,019	15,000	15,000
Snow Removal		1,250	3,202	12,500	9,298	15,000	15,000
Sprinkler Repair	196	208	2,938	2,080	(858)	2,500	2,500
Trash	1,036	833	10,448	8,330	(2,118)	10,000	10,000
Tree Maintenance		458	4,882	4,580	(302)	5,500	5,500
Water	9,278	2,333	39,195	23,330	(15,865)	28,000	28,000
<b>TOTAL Operating Expenses</b>	18,827	21,014	161,822	184,990	23,168	216,777	216,777

#### **Reserve Funding**

Reserve Allocation Consolidated	2,651	2,651	26,510	26,510		31,807	31,807
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	<u>October 2018</u>		<u>January to October</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	26,510	26,510	0	31,807	31,807
<b>Total Expenses</b>	21,478	23,665	188,332	211,500	23,168	248,584	248,584
<b>Net Income</b>	(764)	(2,949)	18,684	(4,340)	23,024	0	0