

# The Enclave at Broadmoor Glen Homeowners Association, Inc.

## Balance Sheet

10/31/2019

### Assets

Accounts Receivable	74,083.02
First Bank - Operating	8,600.42
2018 Insurance Claim - First Bank	12,391.91
<b>Reserve Funds</b>	
First Bank - Reserve	64,192.25
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
<b>TOTAL Reserve Funds</b>	<u>136,422.05</u>
<b><u>Total Assets</u></b>	<u><b>231,497.40</b></u>

### Liabilities

Prepaid Dues	7,701.83
Accounts Payable - Net Total	78,209.47
<b>2018 Hail Loss</b>	
Special Loss Assessment Proceeds	1,661,892.00
Hail Loss Expense SLA Funds	(1,486,802.12)
Hail Loss Expense - Insurance Funds	(175,022.68)
<b>TOTAL 2018 Hail Loss</b>	<u>67.20</u>
<b><u>Total Liabilities</u></b>	<u><b>85,978.50</b></u>

### Net Worth

<b>Reserve Funds</b>	
Reserve Interest Earned	206.73
Reserve-Consolidated	136,215.32
<b>TOTAL Reserve Funds</b>	<u>136,422.05</u>
Retained Earnings	6,309.45
Net Income	2,787.40
<b><u>Total Net Worth</u></b>	<u><b>145,518.90</b></u>
<b><u>Total Net Worth and Liabilities</u></b>	<u><b>231,497.40</b></u>

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## Income and Expense Comparative Statement

From 10/01/2019 to 10/31/2019

	<u>October 2019</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><u>Revenues</u></b>							
Monthly Dues	21,280	21,280	212,800	212,800		255,360	248,064
Interest Income	1	2	284	20	264	20	20
Late fee-Nsf Charges	2,026	42	10,213	420	9,793	500	500
<b>Total Revenues</b>	<b>23,307</b>	<b>21,324</b>	<b>223,297</b>	<b>213,240</b>	<b>10,057</b>	<b>255,880</b>	<b>248,584</b>
<b><u>Expenses</u></b>							
<b>Operating Expenses</b>							
Accounting Fees			1,500	1,200	(300)	1,200	1,100
Administration Costs	225	175	2,364	1,750	(614)	2,100	2,000
Concrete Repair		333	1,064	3,330	2,266	4,000	2,500
Deck Repair			170	4,000	3,830	4,000	2,000
Electric	33	42	345	420	75	500	360
General Mx and Repair	1,341	1,250	18,664	12,500	(6,164)	15,000	10,000
Gutter Repair	381	250	3,352	2,500	(852)	3,000	5,000
Insurance Property/Liability	5,241	4,317	53,915	43,170	(10,745)	51,800	48,000
Landscaping	1,197	167	1,899	1,670	(229)	2,000	2,000
Legal Expense		83	12,633	830	(11,803)	1,000	1,500
**Legal Reimb		(42)	(4,306)	(420)	3,886	(500)	(1,000)
Lawn Contract	2,610	2,535	25,650	25,350	(300)	30,420	28,974
Management Fees	1,237	1,237	12,369	12,370	1	14,843	14,843
Painting							23,000
Pest Control		42	140	420	280	500	500
Roof Repair		417	1,668	4,170	2,502	5,000	15,000
Snow Removal			4,339	8,000	3,661	15,000	15,000
Sprinkler Repair			1,001	3,000	1,999	3,000	
Trash	1,154	1,036	11,194	10,360	(834)	12,432	10,000
Tree Maintenance		625	3,256	6,250	2,994	7,500	5,500
Water	5,061	5,000	25,051	28,500	3,449	30,000	28,000
<b>TOTAL Operating Expenses</b>	<b>18,480</b>	<b>17,467</b>	<b>176,268</b>	<b>169,370</b>	<b>(6,898)</b>	<b>202,795</b>	<b>214,277</b>
<b>Reserve Funding</b>							
Reserve Allocation Consolidated	4,424	4,424	44,240	44,240		53,085	31,807
<b>TOTAL Reserve Funding</b>	<b>4,424</b>	<b>4,424</b>	<b>44,240</b>	<b>44,240</b>	<b>0</b>	<b>53,085</b>	<b>31,807</b>

<u>October 2019</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 Expenses</b>	22,904	21,891	220,508	213,610	(6,898)	255,880	246,084
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<b>Net Income</b>	403	(567)	2,789	(370)	3,159	0	2,500
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