

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Balance Sheet

09/30/2019

Assets

Accounts Receivable	73,800.55
First Bank - Operating	9,250.47
2018 Insurance Claim - First Bank	12,391.18
Reserve Funds	
First Bank - Reserve	59,763.29
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	<u>131,993.09</u>
<u>Total Assets</u>	<u>227,435.29</u>

Liabilities

Prepaid Dues	8,471.70
Accounts Payable - Net Total	78,209.47
2018 Hail Loss	
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)
TOTAL 2018 Hail Loss	<u>67.20</u>
<u>Total Liabilities</u>	<u>86,748.37</u>

Net Worth

Reserve Funds	
Reserve Interest Earned	201.77
Reserve-Consolidated	131,791.32
TOTAL Reserve Funds	<u>131,993.09</u>
Retained Earnings	6,309.45
Net Income	2,384.38
<u>Total Net Worth</u>	<u>140,686.92</u>
<u>Total Net Worth and Liabilities</u>	<u>227,435.29</u>

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Income and Expense Comparative Statement

From 09/01/2019 to 09/30/2019

	<u>September 2019</u>		<u>January to September</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	191,520	191,520		255,360	248,064
Interest Income	60	2	283	18	265	20	20
Late fee-Nsf Charges	100	42	8,186	378	7,808	500	500
Total Revenues	21,440	21,324	199,989	191,916	8,073	255,880	248,584

Expenses

Operating Expenses

Accounting Fees			1,500	1,200	(300)	1,200	1,100
Administration Costs	154	175	2,140	1,575	(565)	2,100	2,000
Concrete Repair	92	333	1,064	2,997	1,933	4,000	2,500
Deck Repair	115	1,000	170	4,000	3,830	4,000	2,000
Electric	37	42	311	378	67	500	360
General Mx and Repair	15,115	1,250	17,323	11,250	(6,073)	15,000	10,000
Gutter Repair		250	2,971	2,250	(721)	3,000	5,000
Insurance Property/Liability	5,241	4,317	48,674	38,853	(9,821)	51,800	48,000
Landscaping		167	702	1,503	801	2,000	2,000
Legal Expense	310	83	12,633	747	(11,886)	1,000	1,500
**Legal Reimb	(310)	(42)	(4,306)	(378)	3,928	(500)	(1,000)
Lawn Contract	2,610	2,535	23,040	22,815	(225)	30,420	28,974
Management Fees	1,237	1,237	11,132	11,133	1	14,843	14,843
Painting							23,000
Pest Control	140	42	140	378	238	500	500
Roof Repair		417	1,668	3,753	2,085	5,000	15,000
Snow Removal			4,339	8,000	3,661	15,000	15,000
Sprinkler Repair	365	500	1,001	3,000	1,999	3,000	
Trash	1,153	1,036	10,040	9,324	(716)	12,432	10,000
Tree Maintenance	1,972	625	3,256	5,625	2,369	7,500	5,500
Water	5,481	5,000	19,990	23,500	3,510	30,000	28,000
TOTAL Operating Expenses	33,712	18,967	157,788	151,903	(5,885)	202,795	214,277

Reserve Funding

Reserve Allocation Consolidated	4,424	4,424	39,816	39,816		53,085	31,807
TOTAL Reserve Funding	4,424	4,424	39,816	39,816	0	53,085	31,807

<u>September 2019</u>		<u>January to September</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>

Total Expenses	38,136	23,391	197,604	191,719	(5,885)	255,880	246,084
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Net Income	(16,696)	(2,067)	2,385	197	2,188	0	2,500
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