

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Balance Sheet

09/30/2020

Assets

Accounts Receivable	20.00
First Bank - Operating	2,657.72
2018 Insurance Claim - First Bank	7,257.91
Reserve Funds	
First Bank - Reserve	3,497.12
CD 1/15/20-8/15/20 (7 Mo) UMB .30%	41,465.18
CD 2/14/19-3/14/20 (13 Mo) UMB .50%	31,005.54
TOTAL Reserve Funds	75,967.84
Due from Other Funds	40,783.63
Total Assets	126,687.10

Liabilities

Prepaid Dues	12,807.70
Accounts Payable - Net Total	7,817.21
Due to Other Funds	40,783.63
2018 Hail Loss	
Special Loss Assessment Proceeds	1,661,892.00
Insurance Proceeds	928,218.62
Insurance Proceeds Expense	(1,501.00)
Hail Loss Expense SLA Funds	(1,813,366.71)
Hail Loss Expense - Insurance Funds	(769,192.92)
TOTAL 2018 Hail Loss	6,049.99
Total Liabilities	67,458.53

Net Worth

Reserve Funds	
Reserve Interest Earned	190.70
Reserve-Consolidated	157,200.77
Reserve Exp-Consolidated	(40,640.00)
TOTAL Reserve Funds	116,751.47
Retained Earnings	(14,960.16)
Net Income	(42,562.74)

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Balance Sheet

09/30/2020

Total Net Worth

59,228.57

Total Net Worth and Liabilities

126,687.10

The Enclave at Broadmoor Glen Homeowners Association, Inc.

Income and Expense Comparative Statement

From 09/01/2020 to 09/30/2020

	<u>September 2020</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>
Revenues							
Monthly Dues	22,800	22,800	205,200	205,200		273,600	255,360
Interest Income		2	7	18	(11)	20	20
Late fee-Nsf Charges		42	2,106	378	1,728	500	500
Total Revenues	22,800	22,844	207,313	205,596	1,717	274,120	255,880

Expenses

Operating Expenses

Accounting Fees			2,400	1,500	(900)	1,500	1,200
Administration Costs	132	175	1,618	1,575	(43)	2,100	2,100
Bad Debt			27,774		(27,774)		
Concrete Repair	1,984	250	6,298	2,250	(4,048)	3,000	4,000
Deck Repair		167	3,009	1,503	(1,506)	2,000	4,000
Electric	33	42	312	378	66	510	500
General Mx and Repair	1,996	833	7,699	7,497	(202)	10,000	15,000
Gutter Repair		250	545	2,250	1,705	3,000	3,000
Insurance Property/Liability	7,844	6,061	71,118	54,549	(16,569)	72,729	51,800
Landscaping		83	7,255	747	(6,508)	1,000	2,000
Legal Expense	375	333	15,502	2,997	(12,505)	4,000	1,000
**Legal Reimb		(42)	(55)	(378)	(323)	(500)	(500)
Lawn Contract	2,688	2,688	23,724	24,192	468	32,256	30,420
Light (Electric) Maint/Repair			145		(145)		
Management Fees	1,273	1,273	11,457	11,457		15,276	14,843
Painting		1,612	350	14,508	14,158	19,350	
Pest Control		42	140	378	238	500	500
Roof Repair		125	375	1,125	750	1,500	5,000
Snow Removal			6,814	6,250	(564)	12,500	15,000
Sprinkler Repair	278		2,984	2,000	(984)	2,000	3,000
Trash	1,178	1,148	10,495	10,332	(163)	13,776	12,432
Tree Maintenance	1,041	625	5,355	5,625	270	7,500	7,500
Water	7,784	2,583	27,967	23,247	(4,720)	31,000	30,000
TOTAL Operating Expenses	26,606	18,248	233,281	173,982	(59,299)	234,997	202,795

Reserve Funding

	<u>September 2020</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>
Reserve Allocation Consolidated		3,260	16,300	29,340	13,040	39,123	53,085
TOTAL Reserve Funding	0	3,260	16,300	29,340	13,040	39,123	53,085
Storm Water Fee	19		294		(294)		
Total Expenses	26,625	21,508	249,875	203,322	(46,553)	274,120	255,880
Net Income	(3,825)	1,336	(42,562)	2,274	(44,836)	0	0