

COLUMBINE TOWNHOUSES FIVE

Balance Sheet
As of 08/31/18

ASSETS

Mutual of Omaha Bank Operating	\$ (1,103.68)	
Mutual of Omaha - Reserve Acct	148,226.53	
Accounts Receivable	11,516.17	
Allowance for Doubtful Account	(2,082.44)	
Prepaid Expenses	13,258.99	
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TOTAL ASSETS		\$ 169,815.57
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 4,998.30	
Assessment Reserves	9,660.00	
Due to Reserves	80,278.09	
Due from Oper to Reserve	(80,278.09)	
Due to Special Assess from Ope	(810.00)	
Due to Oper from Special Asses	810.00	
Prepaid Assessments	5,109.31	
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Subtotal Current Liab.		\$ 19,767.61

RESERVES:

Subtotal Reserves		<hr/>
		\$.00

EQUITY:

Retained Earnings	\$ 132,226.93	
Retained Earnings - Reserve	(72,540.29)	
Fund Balance - Def Repl Rsv	(121,919.25)	
Current Year Net Income/(Loss)	(31,557.93)	
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Subtotal Equity		\$ 150,047.96

TOTAL LIABILITIES & EQUITY		\$ 169,815.57
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COLUMBINE TOWNHOUSES FIVE

Income/Expense Statement

Period: 08/01/18 to 08/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	20,160.00	20,160.00	.00	60,480.00	60,480.00	.00	241,920.00
04100	Late Fee Income	.00	.00	.00	70.00	.00	70.00	.00
04101	AR Service Fee	.00	.00	.00	165.00	.00	165.00	.00
04102	First Demand Letter Fee	.00	.00	.00	250.00	.00	250.00	.00
04103	AR Interest	.00	.00	.00	94.49	.00	94.49	.00
04150	Legal Collection Income	.00	.00	.00	315.00	.00	315.00	.00
04200	ARC Processing Fee	.00	.00	.00	10.00	.00	10.00	.00
04300	Deferred Replacement Reserves	.00	(2,016.67)	2,016.67	(4,033.34)	(6,050.01)	2,016.67	(24,200.00)
04400	Miscellaneous Income	155.00	.00	155.00	155.00	.00	155.00	.00
04450	Interest income - Operating	1.01	.00	1.01	9.36	.00	9.36	.00
	Total Income	20,316.01	18,143.33	2,172.68	57,515.51	54,429.99	3,085.52	217,720.00
EXPENSES								
Utilities Expense								
05050	Electric	214.02	333.33	119.31	324.77	999.99	675.22	4,000.00
05100	Water	789.53	2,083.33	1,293.80	4,668.58	6,249.99	1,581.41	25,000.00
05150	Sewer	.00	1,166.67	1,166.67	2,401.56	3,500.01	1,098.45	14,000.00
05400	Trash Removal	1,083.00	1,050.00	(33.00)	3,221.00	3,150.00	(71.00)	12,600.00
	Total Utilities Expense	2,086.55	4,633.33	2,546.78	10,615.91	13,899.99	3,284.08	55,600.00
Maintenance Expenses								
06000	Building Maint.	21.08	250.00	228.92	2,312.95	750.00	(1,562.95)	3,000.00
06075	Unit Owner Repairs	.00	.00	.00	(262.00)	.00	262.00	.00
06100	Garage Maintenance	.00	83.33	83.33	.00	249.99	249.99	1,000.00
06200	Roof & Gutter Maint	200.00	375.00	175.00	344.96	1,125.00	780.04	4,500.00
06300	Sewer Repairs & Maint	.00	41.67	41.67	.00	125.01	125.01	500.00
06500	Landscape Contract	2,323.11	1,742.33	(580.78)	8,220.50	5,226.99	(2,993.51)	20,908.00
06525	Irrigation Repairs	8,704.02	666.67	(8,037.35)	12,331.70	2,000.01	(10,331.69)	8,000.00
06550	Plants/Trees	.00	833.33	833.33	2,863.02	2,499.99	(363.03)	10,000.00
06575	Misc Grounds Improvements	.00	625.00	625.00	566.76	1,875.00	1,308.24	7,500.00
06600	Parking Lot Maintenance	.00	267.83	267.83	.00	803.49	803.49	3,214.00
06610	Fence Maintenance	6,253.00	1,875.00	(4,378.00)	6,431.00	5,625.00	(806.00)	22,500.00
06650	Pest Control	.00	29.17	29.17	.00	87.51	87.51	350.00
06700	Snow Removal	.00	1,250.00	1,250.00	.00	3,750.00	3,750.00	15,000.00
06750	Lighting Maintenance	.00	150.00	150.00	.00	450.00	450.00	1,800.00
06800	Misc Grounds Maint	631.28	.00	(631.28)	631.28	.00	(631.28)	.00
06875	Sidewalk, Steps and Patio	.00	583.33	583.33	.00	1,749.99	1,749.99	7,000.00
06950	Supplies	.00	.00	.00	220.33	.00	(220.33)	.00
	Total Maintenance Expenses	18,132.49	8,772.66	(9,359.83)	33,660.50	26,317.98	(7,342.52)	105,272.00

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Income/Expense Statement
Period: 08/01/18 to 08/31/18

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administrative/Business								
07000	Management	1,500.00	1,391.50	(108.50)	4,283.00	4,174.50	(108.50)	16,698.00
07100	Administration	1,910.81	166.67	(1,744.14)	2,157.41	500.01	(1,657.40)	2,000.00
07200	Insurance	.00	3,000.00	3,000.00	.00	9,000.00	9,000.00	36,000.00
07300	Audit/Tax Return	300.00	.00	(300.00)	300.00	.00	(300.00)	.00
07500	General Counsel	.00	125.00	125.00	.00	375.00	375.00	1,500.00
07510	Legal Collection	155.00	.00	(155.00)	1,020.00	.00	(1,020.00)	.00
07600	Miscellaneous	322.52	54.17	(268.35)	354.52	162.51	(192.01)	650.00
07900	Bank Charges	10.00	.00	(10.00)	10.00	.00	(10.00)	.00
	Total Administrative/Bus	4,198.33	4,737.34	539.01	8,124.93	14,212.02	6,087.09	56,848.00
	Total Operating Expense	24,417.37	18,143.33	(6,274.04)	52,401.34	54,429.99	2,028.65	217,720.00
	NET OPERATING INCOME (LOSS)	(4,101.36)	.00	(4,101.36)	5,114.17	.00	5,114.17	.00
Reserve Income								
08000	Reserve Contributions	.00	2,016.67	2,016.67	(4,033.34)	6,050.01	10,083.35	24,200.00
08100	Reserve Interest Income	(41.49)	.00	41.49	(76.17)	.00	76.17	.00
	Reserve Income	(41.49)	2,016.67	2,058.16	(4,109.51)	6,050.01	10,159.52	24,200.00
Reserve Expenses								
08500	Reserve Expenses	20,047.05	982.17	(19,064.88)	40,781.61	2,946.51	(37,835.10)	11,786.00
	Total Reserve Expenses	20,047.05	982.17	(19,064.88)	40,781.61	2,946.51	(37,835.10)	11,786.00
	NET RESERVE INCOME (LOSS)	20,005.56	2,998.84	(17,006.72)	36,672.10	8,996.52	(27,675.58)	35,986.00
	Current Year Net Income (Loss)	(24,106.92)	(2,998.84)	(21,108.08)	(31,557.93)	(8,996.52)	(22,561.41)	(35,986.00)