

COLUMBINE TOWNHOUSES FIVE

Balance Sheet
As of 10/31/18

ASSETS

Mutual of Omaha Bank Operating	\$ 16,496.80	
Mutual of Omaha - Reserve Acct	154,374.94	
Accounts Receivable	11,374.35	
Allowance for Doubtful Account	(2,082.44)	
Prepaid Expenses	13,258.99	
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TOTAL ASSETS		\$ 193,422.64
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 1,433.07	
Assessment Reserves	9,660.00	
Due to Special Assess from Ope	(810.00)	
Due to Oper from Special Asses	810.00	
Prepaid Assessments	4,399.00	
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Subtotal Current Liab.		\$ 15,492.07

RESERVES:

Subtotal Reserves	<hr/>	\$.00
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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)	(3,675.32)	
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Subtotal Equity		\$ 177,930.57

TOTAL LIABILITIES & EQUITY		\$ 193,422.64
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COLUMBINE TOWNHOUSES FIVE

Income/Expense Statement
 Period: 10/01/18 to 10/31/18

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
04000	Assessment Income	20,160.00	20,160.00	.00	100,800.00	100,800.00	.00	241,920.00
04100	Late Fee Income	160.00	.00	160.00	475.00	.00	475.00	.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)	(10,083.35)	6,050.01	(24,200.00)
04400	Miscellaneous Income	.00	.00	.00	102.48	.00	102.48	.00
04450	Interest Income - Operating	1.08	.00	1.08	10.86	.00	10.86	.00
04500	Reserve Income	(2,016.67)	.00	(2,016.67)	(6,050.01)	.00	(6,050.01)	.00
	Total Income	18,304.41	18,143.33	161.08	92,139.48	90,716.65	1,422.83	217,720.00
EXPENSES								
Utilities Expense								
05050	Electric	.00	333.33	333.33	324.77	1,666.65	1,341.88	4,000.00
05100	Water	.00	2,083.33	2,083.33	4,668.58	10,416.65	5,748.07	25,000.00
05150	Sewer	.00	1,166.67	1,166.67	2,401.56	5,833.35	3,431.79	14,000.00
05400	Trash Removal	1,069.00	1,050.00	(19.00)	5,359.00	5,250.00	(109.00)	12,600.00
	Total Utilities Expense	1,069.00	4,633.33	3,564.33	12,753.91	23,166.65	10,412.74	55,600.00
Maintenance Expenses								
06000	Building Maint.	.00	250.00	250.00	2,312.95	1,250.00	(1,062.95)	3,000.00
06075	Unit Owner Repairs	.00	.00	.00	(262.00)	.00	262.00	.00
06100	Garage Maintenance	.00	83.33	83.33	780.00	416.65	(363.35)	1,000.00
06200	Roof & Gutter Maint	.00	375.00	375.00	1,039.96	1,875.00	835.04	4,500.00
06300	Sewer Repairs & Maint	.00	41.67	41.67	.00	208.35	208.35	500.00
06500	Landscape Contract	.00	1,742.33	1,742.33	10,543.61	8,711.65	(1,831.96)	20,908.00
06525	Irrigation Repairs	.00	666.67	666.67	12,331.70	3,333.35	(8,998.35)	8,000.00
06550	Plants/Trees	.00	833.33	833.33	3,646.77	4,166.65	519.88	10,000.00
06575	Misc Grounds Improvements	.00	625.00	625.00	566.76	3,125.00	2,558.24	7,500.00
06600	Parking Lot Maintenance	.00	267.83	267.83	.00	1,339.15	1,339.15	3,214.00
06610	Fence Maintenance	.00	1,833.33	1,833.33	6,431.00	9,166.65	2,735.65	22,000.00
06620	Split Rail Fence	.00	41.67	41.67	.00	208.35	208.35	500.00
06650	Pest Control	228.00	29.17	(198.83)	388.00	145.85	(242.15)	350.00
06700	Snow Removal	.00	1,250.00	1,250.00	.00	6,250.00	6,250.00	15,000.00
06750	Lighting Maintenance	.00	150.00	150.00	.00	750.00	750.00	1,800.00
06800	Misc Grounds Maint	.00	.00	.00	2,781.28	.00	(2,781.28)	.00
06875	Sidewalk, Steps and Patio	.00	583.33	583.33	.00	2,916.65	2,916.65	7,000.00
06950	Supplies	.00	.00	.00	220.33	.00	(220.33)	.00

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Income/Expense Statement
 Period: 10/01/18 to 10/31/18

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
	Total Maintenance Expenses	228.00	8,772.66	8,544.66	40,780.36	43,863.30	3,082.94	105,272.00
Administrative/Business								
07000	Management	1,500.00	1,391.50	(108.50)	7,283.00	6,957.50	(325.50)	16,698.00
07100	Administration	78.04	166.67	88.63	2,437.32	833.35	(1,603.97)	2,000.00
07200	Insurance	.00	3,000.00	3,000.00	352.00	15,000.00	14,648.00	36,000.00
07300	Audit/Tax Return	.00	.00	.00	300.00	.00	(300.00)	.00
07500	General Counsel	.00	125.00	125.00	.00	625.00	625.00	1,500.00
07510	Legal Collection	.00	.00	.00	1,020.00	.00	(1,020.00)	.00
07600	Miscellaneous	.00	54.17	54.17	354.52	270.85	(83.67)	650.00
07900	Bank Charges	.00	.00	.00	10.00	.00	(10.00)	.00
	Total Administrative/Bus	1,578.04	4,737.34	3,159.30	11,756.84	23,686.70	11,929.86	56,848.00
	Total Operating Expense	2,875.04	18,143.33	15,268.29	65,291.11	90,716.65	25,425.54	217,720.00
	NET OPERATING INCOME (LOSS)	15,429.37	.00	15,429.37	26,848.37	.00	26,848.37	.00
Reserve Income								
08000	Reserve Contributions	(6,050.01)	2,016.67	8,066.68	(10,083.35)	10,083.35	20,166.70	24,200.00
08100	Reserve Interest Income	(57.20)	.00	57.20	(174.57)	.00	174.57	.00
	Reserve Income	(6,107.21)	2,016.67	8,123.88	(10,257.92)	10,083.35	20,341.27	24,200.00
Reserve Expenses								
08500	Reserve Expenses	.00	982.17	982.17	40,781.61	4,910.85	(35,870.76)	11,786.00
	Total Reserve Expenses	.00	982.17	982.17	40,781.61	4,910.85	(35,870.76)	11,786.00
	NET RESERVE INCOME (LOSS)	(6,107.21)	2,998.84	9,106.05	30,523.69	14,994.20	(15,529.49)	35,986.00
	Current Year Net Income (Loss)	21,536.58	(2,998.84)	24,535.42	(3,675.32)	(14,994.20)	11,318.88	(35,986.00)