

COLUMBINE TOWNHOUSES FIVE

Balance Sheet
As of 11/30/18

ASSETS

| | | | |
|--------------------------------|----|------------|---------------|
| Mutual of Omaha Bank Operating | \$ | 21,940.71 | |
| Mutual of Omaha - Reserve Acct | | 123,194.77 | |
| Accounts Receivable | | 12,890.35 | |
| Allowance for Doubtful Account | | (2,082.44) | |
| Prepaid Expenses | | 13,258.99 | |
| | | | |
| TOTAL ASSETS | | | \$ 169,202.38 |

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LIABILITIES & EQUITY

CURRENT LIABILITIES:

| | | | |
|--------------------------------|----|----------|--------------|
| Accounts Payable | \$ | 9,587.82 | |
| Assessment Reserves | | 9,660.00 | |
| Due to Special Assess from Ope | | (810.00) | |
| Due to Oper from Special Asses | | 810.00 | |
| Prepaid Assessments | | 4,430.00 | |
| | | | |
| Subtotal Current Liab. | | | \$ 23,677.82 |

RESERVES:

| | | | |
|-------------------|--|--|--------|
| Subtotal Reserves | | | \$.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) | | (36,081.33) | |
| | | | |
| Subtotal Equity | | | \$ 145,524.56 |

| | | | |
|----------------------------|--|--|---------------|
| TOTAL LIABILITIES & EQUITY | | | \$ 169,202.38 |
|----------------------------|--|--|---------------|

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COLUMBINE TOWNHOUSES FIVE

Income/Expense Statement
Period: 11/01/18 to 11/30/18

| 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 | 120,960.00 | 120,960.00 | .00 | 241,920.00 |
| 04100 | Late Fee Income | 200.00 | .00 | 200.00 | 675.00 | .00 | 675.00 | .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) | (12,100.02) | 8,066.68 | (24,200.00) |
| 04400 | Miscellaneous Income | .00 | .00 | .00 | 102.48 | .00 | 102.48 | .00 |
| 04450 | Interest Income - Operating | 1.14 | .00 | 1.14 | 12.00 | .00 | 12.00 | .00 |
| 04500 | Reserve Income | (2,016.67) | .00 | (2,016.67) | (8,066.68) | .00 | (8,066.68) | .00 |
| | Total Income | 18,344.47 | 18,143.33 | 201.14 | 110,483.95 | 108,859.98 | 1,623.97 | 217,720.00 |

EXPENSES

Utilities Expense

| | | | | | | | | |
|-------|--------------------------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|------------------|
| 05050 | Electric | .00 | 333.33 | 333.33 | 546.49 | 1,999.98 | 1,453.49 | 4,000.00 |
| 05100 | Water | 1,527.26 | 2,083.33 | 556.07 | 6,195.84 | 12,499.98 | 6,304.14 | 25,000.00 |
| 05150 | Sewer | .00 | 1,166.67 | 1,166.67 | 2,401.56 | 7,000.02 | 4,598.46 | 14,000.00 |
| 05400 | Trash Removal | 1,069.00 | 1,050.00 | (19.00) | 6,428.00 | 6,300.00 | (128.00) | 12,600.00 |
| | Total Utilities Expense | 2,596.26 | 4,633.33 | 2,037.07 | 15,571.89 | 27,799.98 | 12,228.09 | 55,600.00 |

Maintenance Expenses

| | | | | | | | | |
|-------|---------------------------|----------|----------|------------|-----------|-----------|-------------|-----------|
| 06000 | Building Maint. | .00 | 250.00 | 250.00 | 2,312.95 | 1,500.00 | (812.95) | 3,000.00 |
| 06075 | Unit Owner Repairs | .00 | .00 | .00 | (262.00) | .00 | 262.00 | .00 |
| 06100 | Garage Maintenance | 985.72 | 83.33 | (902.39) | 1,765.72 | 499.98 | (1,265.74) | 1,000.00 |
| 06200 | Roof & Gutter Maint | 5,500.00 | 375.00 | (5,125.00) | 6,539.96 | 2,250.00 | (4,289.96) | 4,500.00 |
| 06300 | Sewer Repairs & Maint | .00 | 41.67 | 41.67 | .00 | 250.02 | 250.02 | 500.00 |
| 06500 | Landscape Contract | 2,323.11 | 1,742.33 | (580.78) | 15,189.83 | 10,453.98 | (4,735.85) | 20,908.00 |
| 06525 | Irrigation Repairs | 785.44 | 666.67 | (118.77) | 14,486.70 | 4,000.02 | (10,486.68) | 8,000.00 |
| 06550 | Plants/Trees | .00 | 833.33 | 833.33 | 3,646.77 | 4,999.98 | 1,353.21 | 10,000.00 |
| 06575 | Misc Grounds Improvements | .00 | 625.00 | 625.00 | 566.76 | 3,750.00 | 3,183.24 | 7,500.00 |
| 06600 | Parking Lot Maintenance | .00 | 267.83 | 267.83 | .00 | 1,606.98 | 1,606.98 | 3,214.00 |
| 06610 | Fence Maintenance | 1,291.03 | 1,833.33 | 542.30 | 7,722.03 | 10,999.98 | 3,277.95 | 22,000.00 |
| 06620 | Split Rail Fence | .00 | 41.67 | 41.67 | .00 | 250.02 | 250.02 | 500.00 |
| 06650 | Pest Control | .00 | 29.17 | 29.17 | 388.00 | 175.02 | (212.98) | 350.00 |
| 06700 | Snow Removal | .00 | 1,250.00 | 1,250.00 | .00 | 7,500.00 | 7,500.00 | 15,000.00 |
| 06750 | Lighting Maintenance | 378.00 | 150.00 | (228.00) | 378.00 | 900.00 | 522.00 | 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 | 3,499.98 | 3,499.98 | 7,000.00 |
| 06950 | Supplies | .00 | .00 | .00 | 220.33 | .00 | (220.33) | .00 |

COLUMBINE TOWNHOUSES FIVE

Income/Expense Statement
 Period: 11/01/18 to 11/30/18

| Account | Description | Current Period | | | Year-To-Date | | | Yearly Budget |
|-------------------------|--------------------------------|----------------|------------|-------------|--------------|-------------|-------------|---------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | |
| | Total Maintenance Expenses | 11,263.30 | 8,772.66 | (2,490.64) | 55,736.33 | 52,635.96 | (3,100.37) | 105,272.00 |
| Administrative/Business | | | | | | | | |
| 07000 | Management | 1,500.00 | 1,391.50 | (108.50) | 8,783.00 | 8,349.00 | (434.00) | 16,698.00 |
| 07100 | Administration | 296.36 | 166.67 | (129.69) | 2,733.68 | 1,000.02 | (1,733.66) | 2,000.00 |
| 07200 | Insurance | 33,247.79 | 3,000.00 | (30,247.79) | 33,599.79 | 18,000.00 | (15,599.79) | 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 | 750.00 | 750.00 | 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 | 325.02 | (29.50) | 650.00 |
| 07900 | Bank Charges | .00 | .00 | .00 | 10.00 | .00 | (10.00) | .00 |
| | Total Administrative/Bus | 35,044.15 | 4,737.34 | (30,306.81) | 46,800.99 | 28,424.04 | (18,376.95) | 56,848.00 |
| | Total Operating Expense | 48,903.71 | 18,143.33 | (30,760.38) | 118,109.21 | 108,859.98 | (9,249.23) | 217,720.00 |
| | NET OPERATING INCOME (LOSS) | (30,559.24) | .00 | (30,559.24) | (7,625.26) | .00 | (7,625.26) | .00 |
| Reserve Income | | | | | | | | |
| 08000 | Reserve Contributions | (2,016.67) | 2,016.67 | 4,033.34 | (12,100.02) | 12,100.02 | 24,200.04 | 24,200.00 |
| 08100 | Reserve Interest Income | (50.95) | .00 | 50.95 | (225.52) | .00 | 225.52 | .00 |
| | Reserve Income | (2,067.62) | 2,016.67 | 4,084.29 | (12,325.54) | 12,100.02 | 24,425.56 | 24,200.00 |
| Reserve Expenses | | | | | | | | |
| 08500 | Reserve Expenses | .00 | 982.17 | 982.17 | 40,781.61 | 5,893.02 | (34,888.59) | 11,786.00 |
| | Total Reserve Expenses | .00 | 982.17 | 982.17 | 40,781.61 | 5,893.02 | (34,888.59) | 11,786.00 |
| | NET RESERVE INCOME (LOSS) | (2,067.62) | 2,998.84 | 5,066.46 | 28,456.07 | 17,993.04 | (10,463.03) | 35,986.00 |
| | Current Year Net Income (Loss) | (28,491.62) | (2,998.84) | (25,492.78) | (36,081.33) | (17,993.04) | (18,088.29) | (35,986.00) |