

COLUMBINE TOWNHOUSES FIVE

Balance Sheet
As of 07/31/19

ASSETS

Mutual of Omaha Bank Operating	\$ 36,325.63	
Mutual of Omaha - Reserve Acct	137,910.96	
Accounts Receivable	15,977.87	
Allowance for Doubtful Account	(2,082.44)	
Prepaid Expenses	13,258.99	
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TOTAL ASSETS		\$ 201,391.01
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 22,217.23	
Assessment Reserves	9,660.00	
Due to Special Assess from Ope	(810.00)	
Due to Oper from Special Asses	810.00	
Prepaid Assessments	6,419.00	
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Subtotal Current Liab.		\$ 38,296.23

RESERVES:

Subtotal Reserves		<hr/>
		\$.00

EQUITY:

Retained Earnings	\$ 129,644.47	
Retained Earnings - Reserve	(72,540.29)	
Fund Balance - Def Repl Rsv	(121,919.25)	
Current Year Net Income/(Loss)	(15,928.65)	
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Subtotal Equity		\$ 163,094.78

TOTAL LIABILITIES & EQUITY		\$ 201,391.01
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COLUMBINE TOWNHOUSES FIVE

Income/Expense Statement
Period: 07/01/19 to 07/31/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	20,880.00	20,880.00	.00	41,760.00	41,760.00	.00	250,560.00
04020	Violation Income	.00	41.67	(41.67)	.00	83.34	(83.34)	500.00
04100	Late Fee Income	120.00	125.00	(5.00)	240.00	250.00	(10.00)	1,500.00
04450	Interest Income - Operating	1.45	.00	1.45	3.32	.00	3.32	.00
04500	Reserve Income	(2,122.50)	.00	(2,122.50)	(4,245.00)	.00	(4,245.00)	.00
	Total Income	18,878.95	21,046.67	(2,167.72)	37,758.32	42,093.34	(4,335.02)	252,560.00
EXPENSES								
Utilities Expense								
05050	Electric	212.33	200.00	(12.33)	400.27	400.00	(.27)	2,400.00
05100	Water	2,695.04	2,016.67	(678.37)	4,369.91	4,033.34	(336.57)	24,200.00
05150	Sewer	.00	1,166.67	1,166.67	.00	2,333.34	2,333.34	14,000.00
05400	Trash Removal	930.29	1,144.58	214.29	2,074.29	2,289.16	214.87	13,735.00
	Total Utilities Expense	3,837.66	4,527.92	690.26	6,844.47	9,055.84	2,211.37	54,335.00
Maintenance Expenses								
06000	Building Maint.	310.00	416.67	106.67	310.00	833.34	523.34	5,000.00
06100	Garage Maintenance	.00	250.00	250.00	475.00	500.00	25.00	3,000.00
06200	Roof & Gutter Maint	.00	375.00	375.00	.00	750.00	750.00	4,500.00
06500	Landscape Contract	2,500.00	1,875.00	(625.00)	5,000.00	3,750.00	(1,250.00)	22,500.00
06525	Irrigation Repairs	1,038.00	750.00	(288.00)	2,460.00	1,500.00	(960.00)	9,000.00
06550	Plants/Trees	.00	1,000.00	1,000.00	.00	2,000.00	2,000.00	12,000.00
06575	Misc Grounds Improvements	7,850.00	1,250.00	(6,600.00)	7,919.00	2,500.00	(5,419.00)	15,000.00
06600	Parking Lot Maintenance	.00	730.83	730.83	.00	1,461.66	1,461.66	8,770.00
06610	Fence Maintenance	7,037.60	416.67	(6,620.93)	22,657.60	833.34	(21,824.26)	5,000.00
06650	Pest Control	118.00	41.67	(76.33)	118.00	83.34	(34.66)	500.00
06700	Snow Removal	.00	1,250.00	1,250.00	.00	2,500.00	2,500.00	15,000.00
06750	Lighting Maintenance	.00	133.33	133.33	.00	266.66	266.66	1,600.00
06800	Misc Grounds Maint	272.50	.00	(272.50)	272.50	.00	(272.50)	.00
06875	Sidewalk, Steps and Patio	8,000.00	833.33	(7,166.67)	8,000.00	1,666.66	(6,333.34)	10,000.00
06950	Supplies	.00	20.83	20.83	.00	41.66	41.66	250.00
	Total Maintenance Expenses	27,126.10	9,343.33	(17,782.77)	47,212.10	18,686.66	(28,525.44)	112,120.00
Administrative/Business								
07000	Management	1,575.00	1,575.00	.00	3,150.00	3,150.00	.00	18,900.00
07100	Administration	155.00	250.00	95.00	628.05	500.00	(128.05)	3,000.00
07200	Insurance	.00	2,940.00	2,940.00	.00	5,880.00	5,880.00	35,280.00
07300	Audit/Tax Return	.00	22.92	22.92	.00	45.84	45.84	275.00
07500	General Counsel	.00	41.67	41.67	.00	83.34	83.34	500.00

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Income/Expense Statement
 Period: 07/01/19 to 07/31/19

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
07510	Legal Collection	.00	125.00	125.00	.00	250.00	250.00	1,500.00
07600	Miscellaneous	198.94	52.50	(146.44)	198.94	105.00	(93.94)	630.00
07900	Bank Charges	.00	20.83	20.83	.00	41.66	41.66	250.00
07950	Community Activities	.00	25.00	25.00	.00	50.00	50.00	300.00
	Total Administrative/Bus	1,928.94	5,052.92	3,123.98	3,976.99	10,105.84	6,128.85	60,635.00
	Total Operating Expense	32,892.70	18,924.17	(13,968.53)	58,033.56	37,848.34	(20,185.22)	227,090.00
	NET OPERATING INCOME (LOSS)	(14,013.75)	2,122.50	(16,136.25)	(20,275.24)	4,245.00	(24,520.24)	25,470.00
Reserve Income								
08000	Reserve Contributions	(4,245.00)	2,122.50	6,367.50	(4,245.00)	4,245.00	8,490.00	25,470.00
08100	Reserve Interest Income	(52.18)	.00	52.18	(101.59)	.00	101.59	.00
	Reserve Income	(4,297.18)	2,122.50	6,419.68	(4,346.59)	4,245.00	8,591.59	25,470.00
Reserve Expenses								
	Total Reserve Expenses	.00	.00	.00	.00	.00	.00	.00
	NET RESERVE INCOME (LOSS)	(4,297.18)	2,122.50	6,419.68	(4,346.59)	4,245.00	8,591.59	25,470.00
	Current Year Net Income (Loss)	(9,716.57)	.00	(9,716.57)	(15,928.65)	.00	(15,928.65)	.00