

COLUMBINE TOWNHOUSES FIVE

Balance Sheet
As of 09/30/19

ASSETS

| | | |
|--------------------------------|--------------|---------------|
| Mutual of Omaha Bank Operating | \$ 10,372.69 | |
| Mutual of Omaha - Reserve Acct | 142,261.15 | |
| Accounts Receivable | 18,827.02 | |
| Allowance for Doubtful Account | (2,082.44) | |
| Prepaid Expenses | 13,258.99 | |
| | <hr/> | |
| TOTAL ASSETS | | \$ 182,637.41 |
| | | ===== |

LIABILITIES & EQUITY

CURRENT LIABILITIES:

| | | |
|--------------------------------|-------------|--------------|
| Accounts Payable | \$ 5,473.23 | |
| Assessment Reserves | 9,660.00 | |
| Due to Special Assess from Ope | (810.00) | |
| Due to Oper from Special Asses | 810.00 | |
| Prepaid Assessments | 6,489.00 | |
| | <hr/> | |
| Subtotal Current Liab. | | \$ 21,622.23 |

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) | (18,008.25) | |
| | <hr/> | |
| Subtotal Equity | | \$ 161,015.18 |

| | | |
|----------------------------|--|---------------|
| TOTAL LIABILITIES & EQUITY | | \$ 182,637.41 |
| | | ===== |

COLUMBINE TOWNHOUSES FIVE

Income/Expense Statement
Period: 09/01/19 to 09/30/19

| 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 | 83,520.00 | 83,520.00 | .00 | 250,560.00 |
| 04020 | Violation Income | .00 | 41.67 | (41.67) | .00 | 166.68 | (166.68) | 500.00 |
| 04100 | Late Fee Income | 120.00 | 125.00 | (5.00) | 480.00 | 500.00 | (20.00) | 1,500.00 |
| 04400 | Miscellaneous Income | .00 | .00 | .00 | 20.00 | .00 | 20.00 | .00 |
| 04450 | Interest Income - Operating | .45 | .00 | .45 | 5.03 | .00 | 5.03 | .00 |
| 04500 | Reserve Income | (2,122.50) | .00 | (2,122.50) | (8,490.00) | .00 | (8,490.00) | .00 |
| | Total Income | 18,877.95 | 21,046.67 | (2,168.72) | 75,535.03 | 84,186.68 | (8,651.65) | 252,560.00 |
| EXPENSES | | | | | | | | |
| Utilities Expense | | | | | | | | |
| 05050 | Electric | 238.11 | 200.00 | (38.11) | 850.98 | 800.00 | (50.98) | 2,400.00 |
| 05100 | Water | 3,259.52 | 2,016.67 | (1,242.85) | 11,160.40 | 8,066.68 | (3,093.72) | 24,200.00 |
| 05150 | Sewer | .00 | 1,166.67 | 1,166.67 | 14,841.36 | 4,666.68 | (10,174.68) | 14,000.00 |
| 05400 | Trash Removal | 1,012.00 | 1,144.58 | 132.58 | 4,230.29 | 4,578.32 | 348.03 | 13,735.00 |
| | Total Utilities Expense | 4,509.63 | 4,527.92 | 18.29 | 31,083.03 | 18,111.68 | (12,971.35) | 54,335.00 |
| Maintenance Expenses | | | | | | | | |
| 06000 | Building Maint. | .00 | 416.67 | 416.67 | 803.57 | 1,666.68 | 863.11 | 5,000.00 |
| 06100 | Garage Maintenance | .00 | 250.00 | 250.00 | 475.00 | 1,000.00 | 525.00 | 3,000.00 |
| 06200 | Roof & Gutter Maint | .00 | 375.00 | 375.00 | 145.00 | 1,500.00 | 1,355.00 | 4,500.00 |
| 06500 | Landscape Contract | 2,500.00 | 1,875.00 | (625.00) | 10,000.00 | 7,500.00 | (2,500.00) | 22,500.00 |
| 06525 | Irrigation Repairs | 1,226.00 | 750.00 | (476.00) | 5,447.00 | 3,000.00 | (2,447.00) | 9,000.00 |
| 06550 | Plants/Trees | 742.50 | 1,000.00 | 257.50 | 1,485.00 | 4,000.00 | 2,515.00 | 12,000.00 |
| 06575 | Misc Grounds Improvements | 121.05 | 1,250.00 | 1,128.95 | 9,815.05 | 5,000.00 | (4,815.05) | 15,000.00 |
| 06600 | Parking Lot Maintenance | .00 | 730.83 | 730.83 | .00 | 2,923.32 | 2,923.32 | 8,770.00 |
| 06610 | Fence Maintenance | .00 | 416.67 | 416.67 | 22,657.60 | 1,666.68 | (20,990.92) | 5,000.00 |
| 06650 | Pest Control | .00 | 41.67 | 41.67 | 118.00 | 166.68 | 48.68 | 500.00 |
| 06700 | Snow Removal | .00 | 1,250.00 | 1,250.00 | .00 | 5,000.00 | 5,000.00 | 15,000.00 |
| 06750 | Lighting Maintenance | .00 | 133.33 | 133.33 | .00 | 533.32 | 533.32 | 1,600.00 |
| 06800 | Misc Grounds Maint | .00 | .00 | .00 | 272.50 | .00 | (272.50) | .00 |
| 06875 | Sidewalk, Steps and Patio | .00 | 833.33 | 833.33 | 11,781.25 | 3,333.32 | (8,447.93) | 10,000.00 |
| 06950 | Supplies | .00 | 20.83 | 20.83 | .00 | 83.32 | 83.32 | 250.00 |
| | Total Maintenance Expenses | 4,589.55 | 9,343.33 | 4,753.78 | 62,999.97 | 37,373.32 | (25,626.65) | 112,120.00 |
| Administrative/Business | | | | | | | | |
| 07000 | Management | 1,575.00 | 1,575.00 | .00 | 6,300.00 | 6,300.00 | .00 | 18,900.00 |
| 07100 | Administration | 151.40 | 250.00 | 98.60 | 919.85 | 1,000.00 | 80.15 | 3,000.00 |
| 07200 | Insurance | 352.00 | 2,940.00 | 2,588.00 | 352.00 | 11,760.00 | 11,408.00 | 35,280.00 |
| 07300 | Audit/Tax Return | .00 | 22.92 | 22.92 | .00 | 91.68 | 91.68 | 275.00 |

COLUMBINE TOWNHOUSES FIVE

Income/Expense Statement Period: 09/01/19 to 09/30/19

| Account | Description | Current Period | | | Year-To-Date | | | Yearly |
|-------------------------|---------------------------------------|-------------------|------------------|-----------------|--------------------|------------------|--------------------|-------------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| 07500 | General Counsel | .00 | 41.67 | 41.67 | .00 | 166.68 | 166.68 | 500.00 |
| 07510 | Legal Collection | .00 | 125.00 | 125.00 | .00 | 500.00 | 500.00 | 1,500.00 |
| 07600 | Miscellaneous | 296.00 | 52.50 | (243.50) | 494.94 | 210.00 | (284.94) | 630.00 |
| 07650 | Homeowner Reimbursement | 14.05 | .00 | (14.05) | 14.05 | .00 | (14.05) | .00 |
| 07900 | Bank Charges | .00 | 20.83 | 20.83 | 10.00 | 83.32 | 73.32 | 250.00 |
| 07950 | Community Activities | 66.22 | 25.00 | (41.22) | 66.22 | 100.00 | 33.78 | 300.00 |
| | Total Administrative/Bus | 2,454.67 | 5,052.92 | 2,598.25 | 8,157.06 | 20,211.68 | 12,054.62 | 60,635.00 |
| | Total Operating Expense | 11,553.85 | 18,924.17 | 7,370.32 | 102,240.06 | 75,696.68 | (26,543.38) | 227,090.00 |
| | NET OPERATING INCOME (LOSS) | 7,324.10 | 2,122.50 | 5,201.60 | (26,705.03) | 8,490.00 | (35,195.03) | 25,470.00 |
| Reserve Income | | | | | | | | |
| 08000 | Reserve Contributions | (2,122.50) | 2,122.50 | 4,245.00 | (8,490.00) | 8,490.00 | 16,980.00 | 25,470.00 |
| 08100 | Reserve Interest Income | (52.03) | .00 | 52.03 | (206.78) | .00 | 206.78 | .00 |
| | Reserve Income | (2,174.53) | 2,122.50 | 4,297.03 | (8,696.78) | 8,490.00 | 17,186.78 | 25,470.00 |
| Reserve Expenses | | | | | | | | |
| | Total Reserve Expenses | .00 | .00 | .00 | .00 | .00 | .00 | .00 |
| | NET RESERVE INCOME (LOSS) | (2,174.53) | 2,122.50 | 4,297.03 | (8,696.78) | 8,490.00 | 17,186.78 | 25,470.00 |
| | Current Year Net Income (Loss) | 9,498.63 | .00 | 9,498.63 | (18,008.25) | .00 | (18,008.25) | .00 |