

COLUMBINE TOWNHOUSES FIVE

Balance Sheet
As of 10/31/19

DRAFT

ASSETS

| | | |
|--------------------------------|--------------|---------------|
| Mutual of Omaha Bank Operating | \$ 20,439.21 | |
| Mutual of Omaha - Reserve Acct | 144,438.58 | |
| Accounts Receivable | 18,037.02 | |
| Allowance for Doubtful Account | (2,082.44) | |
| Prepaid Expenses | 13,258.99 | |
| | <hr/> | |
| TOTAL ASSETS | | \$ 194,091.36 |
| | | ===== |

LIABILITIES & EQUITY

CURRENT LIABILITIES:

| | | |
|--------------------------------|-------------|--------------|
| Accounts Payable | \$ 5,389.86 | |
| Assessment Reserves | 9,660.00 | |
| Due to Special Assess from Ope | (810.00) | |
| Due to Oper from Special Asses | 810.00 | |
| Prepaid Assessments | 6,399.00 | |
| | <hr/> | |
| Subtotal Current Liab. | | \$ 21,448.86 |

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) | (6,380.93) | |
| | <hr/> | |
| Subtotal Equity | | \$ 172,642.50 |

| | | |
|----------------------------|--|---------------|
| TOTAL LIABILITIES & EQUITY | | \$ 194,091.36 |
| | | ===== |

COLUMBINE TOWNHOUSES FIVE

Income/Expense Statement
Period: 10/01/19 to 10/31/19

| 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 | 104,400.00 | 104,400.00 | .00 | 250,560.00 |
| 04020 | Violation Income | .00 | 41.67 | (41.67) | .00 | 208.35 | (208.35) | 500.00 |
| 04100 | Late Fee Income | 120.00 | 125.00 | (5.00) | 600.00 | 625.00 | (25.00) | 1,500.00 |
| 04400 | Miscellaneous Income | .00 | .00 | .00 | 20.00 | .00 | 20.00 | .00 |
| 04450 | Interest Income - Operating | .68 | .00 | .68 | 5.71 | .00 | 5.71 | .00 |
| 04500 | Reserve Income | (2,122.50) | .00 | (2,122.50) | (10,612.50) | .00 | (10,612.50) | .00 |
| | Total Income | 18,878.18 | 21,046.67 | (2,168.49) | 94,413.21 | 105,233.35 | (10,820.14) | 252,560.00 |
| EXPENSES | | | | | | | | |
| Utilities Expense | | | | | | | | |
| 05050 | Electric | 194.72 | 200.00 | 5.28 | 1,045.70 | 1,000.00 | (45.70) | 2,400.00 |
| 05100 | Water | 3,624.74 | 2,016.67 | (1,608.07) | 14,785.14 | 10,083.35 | (4,701.79) | 24,200.00 |
| 05150 | Sewer | .00 | 1,166.67 | 1,166.67 | 14,841.36 | 5,833.35 | (9,008.01) | 14,000.00 |
| 05400 | Trash Removal | 1,144.00 | 1,144.58 | .58 | 5,374.29 | 5,722.90 | 348.61 | 13,735.00 |
| | Total Utilities Expense | 4,963.46 | 4,527.92 | (435.54) | 36,046.49 | 22,639.60 | (13,406.89) | 54,335.00 |
| Maintenance Expenses | | | | | | | | |
| 06000 | Building Maint. | .00 | 416.67 | 416.67 | 803.57 | 2,083.35 | 1,279.78 | 5,000.00 |
| 06100 | Garage Maintenance | .00 | 250.00 | 250.00 | 475.00 | 1,250.00 | 775.00 | 3,000.00 |
| 06200 | Roof & Gutter Maint | .00 | 375.00 | 375.00 | 145.00 | 1,875.00 | 1,730.00 | 4,500.00 |
| 06500 | Landscape Contract | 2,500.00 | 1,875.00 | (625.00) | 12,500.00 | 9,375.00 | (3,125.00) | 22,500.00 |
| 06525 | Irrigation Repairs | 110.00 | 750.00 | 640.00 | 5,557.00 | 3,750.00 | (1,807.00) | 9,000.00 |
| 06550 | Plants/Trees | .00 | 1,000.00 | 1,000.00 | 1,512.33 | 5,000.00 | 3,487.67 | 12,000.00 |
| 06575 | Misc Grounds Improvements | .00 | 1,250.00 | 1,250.00 | 9,815.05 | 6,250.00 | (3,565.05) | 15,000.00 |
| 06600 | Parking Lot Maintenance | .00 | 730.83 | 730.83 | .00 | 3,654.15 | 3,654.15 | 8,770.00 |
| 06610 | Fence Maintenance | .00 | 416.67 | 416.67 | 22,657.60 | 2,083.35 | (20,574.25) | 5,000.00 |
| 06650 | Pest Control | .00 | 41.67 | 41.67 | 118.00 | 208.35 | 90.35 | 500.00 |
| 06700 | Snow Removal | .00 | 1,250.00 | 1,250.00 | .00 | 6,250.00 | 6,250.00 | 15,000.00 |
| 06750 | Lighting Maintenance | .00 | 133.33 | 133.33 | .00 | 666.65 | 666.65 | 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 | 4,166.65 | (7,614.60) | 10,000.00 |
| 06950 | Supplies | .00 | 20.83 | 20.83 | .00 | 104.15 | 104.15 | 250.00 |
| | Total Maintenance Expenses | 2,610.00 | 9,343.33 | 6,733.33 | 65,637.30 | 46,716.65 | (18,920.65) | 112,120.00 |
| Administrative/Business | | | | | | | | |
| 07000 | Management | 1,575.00 | 1,575.00 | .00 | 7,875.00 | 7,875.00 | .00 | 18,900.00 |
| 07100 | Administration | 252.50 | 250.00 | (2.50) | 1,172.35 | 1,250.00 | 77.65 | 3,000.00 |
| 07200 | Insurance | .00 | 2,940.00 | 2,940.00 | 352.00 | 14,700.00 | 14,348.00 | 35,280.00 |
| 07300 | Audit/Tax Return | .00 | 22.92 | 22.92 | .00 | 114.60 | 114.60 | 275.00 |

COLUMBINE TOWNHOUSES FIVE

Income/Expense Statement
Period: 10/01/19 to 10/31/19

| Account | Description | Current Period | | | Year-To-Date | | | Yearly Budget |
|-------------------------|---------------------------------------|-------------------|------------------|------------------|--------------------|------------------|--------------------|-------------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | |
| 07500 | General Counsel | .00 | 41.67 | 41.67 | .00 | 208.35 | 208.35 | 500.00 |
| 07510 | Legal Collection | .00 | 125.00 | 125.00 | .00 | 625.00 | 625.00 | 1,500.00 |
| 07600 | Miscellaneous | .00 | 52.50 | 52.50 | 494.94 | 262.50 | (232.44) | 630.00 |
| 07650 | Homeowner Reimbursement | .00 | .00 | .00 | 14.05 | .00 | (14.05) | .00 |
| 07900 | Bank Charges | .00 | 20.83 | 20.83 | 10.00 | 104.15 | 94.15 | 250.00 |
| 07950 | Community Activities | .00 | 25.00 | 25.00 | 66.22 | 125.00 | 58.78 | 300.00 |
| | Total Administrative/Bus | 1,827.50 | 5,052.92 | 3,225.42 | 9,984.56 | 25,264.60 | 15,280.04 | 60,635.00 |
| | Total Operating Expense | 9,400.96 | 18,924.17 | 9,523.21 | 111,668.35 | 94,620.85 | (17,047.50) | 227,090.00 |
| | NET OPERATING INCOME (LOSS) | 9,477.22 | 2,122.50 | 7,354.72 | (17,255.14) | 10,612.50 | (27,867.64) | 25,470.00 |
| Reserve Income | | | | | | | | |
| 08000 | Reserve Contributions | (2,122.50) | 2,122.50 | 4,245.00 | (10,612.50) | 10,612.50 | 21,225.00 | 25,470.00 |
| 08100 | Reserve Interest Income | (54.93) | .00 | 54.93 | (261.71) | .00 | 261.71 | .00 |
| | Reserve Income | (2,177.43) | 2,122.50 | 4,299.93 | (10,874.21) | 10,612.50 | 21,486.71 | 25,470.00 |
| Reserve Expenses | | | | | | | | |
| | Total Reserve Expenses | .00 | .00 | .00 | .00 | .00 | .00 | .00 |
| | NET RESERVE INCOME (LOSS) | (2,177.43) | 2,122.50 | 4,299.93 | (10,874.21) | 10,612.50 | 21,486.71 | 25,470.00 |
| ===== | | | | | | | | |
| | Current Year Net Income (Loss) | 11,654.65 | .00 | 11,654.65 | (6,380.93) | .00 | (6,380.93) | .00 |