

COLUMBINE TOWNHOUSES FIVE

Balance Sheet  
As of 02/29/20

ASSETS

|                                |              |               |
|--------------------------------|--------------|---------------|
| Mutual of Omaha Bank Operating | \$ 41,224.92 |               |
| Mutual of Omaha - Reserve Acct | 124,765.36   |               |
| Accounts Receivable            | 35,545.57    |               |
| Allowance for Doubtful Account | (2,082.44)   |               |
| Prepaid Expenses               | 13,258.99    |               |
|                                | <hr/>        |               |
| TOTAL ASSETS                   |              | \$ 212,712.40 |
|                                |              | =====         |

LIABILITIES & EQUITY

CURRENT LIABILITIES:

|                                |              |              |
|--------------------------------|--------------|--------------|
| Accounts Payable               | \$ 14,598.14 |              |
| Assessment Reserves            | 9,660.00     |              |
| Due to Special Assess from Ope | (810.00)     |              |
| Due to Oper from Special Asses | 810.00       |              |
| Prepaid Assessments            | 4,094.00     |              |
|                                | <hr/>        |              |
| Subtotal Current Liab.         |              | \$ 28,352.14 |

RESERVES:

|                   |  |        |
|-------------------|--|--------|
| Subtotal Reserves |  | \$ .00 |
|-------------------|--|--------|

EQUITY:

|                                |               |               |
|--------------------------------|---------------|---------------|
| Retained Earnings              | \$ 131,009.47 |               |
| Retained Earnings - Reserve    | (72,540.29)   |               |
| Fund Balance - Def Repl Rsv    | (121,919.25)  |               |
| Current Year Net Income/(Loss) | 3,971.83      |               |
|                                | <hr/>         |               |
| Subtotal Equity                |               | \$ 184,360.26 |

|                            |  |               |
|----------------------------|--|---------------|
| TOTAL LIABILITIES & EQUITY |  | \$ 212,712.40 |
|                            |  | =====         |

# COLUMBINE TOWNHOUSES FIVE

Income/Expense Statement  
Period: 02/01/20 to 02/29/20

| Account                        | Description                       | Current Period   |                  |                   | Year-To-Date      |                   |                    | Yearly Budget     |
|--------------------------------|-----------------------------------|------------------|------------------|-------------------|-------------------|-------------------|--------------------|-------------------|
|                                |                                   | Actual           | Budget           | Variance          | Actual            | Budget            | Variance           |                   |
| <b>INCOME:</b>                 |                                   |                  |                  |                   |                   |                   |                    |                   |
| 04000                          | Assessment Income                 | 20,590.00        | 20,880.00        | (290.00)          | 188,790.00        | 187,920.00        | 870.00             | 250,560.00        |
| 04020                          | Violation Income                  | .00              | 41.67            | (41.67)           | .00               | 375.03            | (375.03)           | 500.00            |
| 04100                          | Late Fee Income                   | 90.00            | 125.00           | (35.00)           | 1,010.00          | 1,125.00          | (115.00)           | 1,500.00          |
| 04400                          | Miscellaneous Income              | 4,379.50         | .00              | 4,379.50          | 12,724.70         | .00               | 12,724.70          | .00               |
| 04450                          | Interest Income - Operating       | 1.71             | .00              | 1.71              | 11.02             | .00               | 11.02              | .00               |
| 04500                          | Reserve Income                    | (2,122.50)       | .00              | (2,122.50)        | (19,102.50)       | .00               | (19,102.50)        | .00               |
|                                | <b>Total Income</b>               | <b>22,938.71</b> | <b>21,046.67</b> | <b>1,892.04</b>   | <b>183,433.22</b> | <b>189,420.03</b> | <b>(5,986.81)</b>  | <b>252,560.00</b> |
| <b>EXPENSES</b>                |                                   |                  |                  |                   |                   |                   |                    |                   |
| <b>Utilities Expense</b>       |                                   |                  |                  |                   |                   |                   |                    |                   |
| 05050                          | Electric                          | .00              | 200.00           | 200.00            | 1,728.30          | 1,800.00          | 71.70              | 2,400.00          |
| 05100                          | Water                             | 1,543.24         | 2,016.67         | 473.43            | 20,798.92         | 18,150.03         | (2,648.89)         | 24,200.00         |
| 05150                          | Sewer                             | .00              | 1,166.67         | 1,166.67          | 14,841.36         | 10,500.03         | (4,341.33)         | 14,000.00         |
| 05400                          | Trash Removal                     | 1,144.00         | 1,144.58         | .58               | 9,950.29          | 10,301.22         | 350.93             | 13,735.00         |
|                                | <b>Total Utilities Expense</b>    | <b>2,687.24</b>  | <b>4,527.92</b>  | <b>1,840.68</b>   | <b>47,318.87</b>  | <b>40,751.28</b>  | <b>(6,567.59)</b>  | <b>54,335.00</b>  |
| <b>Maintenance Expenses</b>    |                                   |                  |                  |                   |                   |                   |                    |                   |
| 06000                          | Building Maint.                   | .00              | 416.67           | 416.67            | 1,445.75          | 3,750.03          | 2,304.28           | 5,000.00          |
| 06100                          | Garage Maintenance                | .00              | 250.00           | 250.00            | 748.00            | 2,250.00          | 1,502.00           | 3,000.00          |
| 06200                          | Roof & Gutter Maint               | .00              | 375.00           | 375.00            | 3,295.00          | 3,375.00          | 80.00              | 4,500.00          |
| 06500                          | Landscape Contract                | .00              | 1,875.00         | 1,875.00          | 15,000.00         | 16,875.00         | 1,875.00           | 22,500.00         |
| 06525                          | Irrigation Repairs                | .00              | 750.00           | 750.00            | 5,857.00          | 6,750.00          | 893.00             | 9,000.00          |
| 06550                          | Plants/Trees                      | .00              | 1,000.00         | 1,000.00          | 2,629.83          | 9,000.00          | 6,370.17           | 12,000.00         |
| 06575                          | Misc Grounds Improvements         | .00              | 1,250.00         | 1,250.00          | 11,640.05         | 11,250.00         | (390.05)           | 15,000.00         |
| 06600                          | Parking Lot Maintenance           | .00              | 730.83           | 730.83            | .00               | 6,577.47          | 6,577.47           | 8,770.00          |
| 06610                          | Fence Maintenance                 | .00              | 416.67           | 416.67            | 23,007.60         | 3,750.03          | (19,257.57)        | 5,000.00          |
| 06650                          | Pest Control                      | .00              | 41.67            | 41.67             | 118.00            | 375.03            | 257.03             | 500.00            |
| 06700                          | Snow Removal                      | 10,362.50        | 1,250.00         | (9,112.50)        | 19,557.00         | 11,250.00         | (8,307.00)         | 15,000.00         |
| 06750                          | Lighting Maintenance              | .00              | 133.33           | 133.33            | .00               | 1,199.97          | 1,199.97           | 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         | 7,499.97          | (4,281.28)         | 10,000.00         |
| 06950                          | Supplies                          | 83.82            | 20.83            | (62.99)           | 83.82             | 187.47            | 103.65             | 250.00            |
|                                | <b>Total Maintenance Expenses</b> | <b>10,446.32</b> | <b>9,343.33</b>  | <b>(1,102.99)</b> | <b>95,435.80</b>  | <b>84,089.97</b>  | <b>(11,345.83)</b> | <b>112,120.00</b> |
| <b>Administrative/Business</b> |                                   |                  |                  |                   |                   |                   |                    |                   |
| 07000                          | Management                        | 1,575.00         | 1,575.00         | .00               | 14,175.00         | 14,175.00         | .00                | 18,900.00         |
| 07100                          | Administration                    | 221.50           | 250.00           | 28.50             | 1,766.85          | 2,250.00          | 483.15             | 3,000.00          |
| 07200                          | Insurance                         | .00              | 2,940.00         | 2,940.00          | 29,078.35         | 26,460.00         | (2,618.35)         | 35,280.00         |
| 07300                          | Audit/Tax Return                  | .00              | 22.92            | 22.92             | .00               | 206.28            | 206.28             | 275.00            |

**COLUMBINE TOWNHOUSES FIVE**

Income/Expense Statement  
 Period: 02/01/20 to 02/29/20

| Account                 | Description                           | Current Period    |                  |                 | Year-To-Date       |                   |                    | Yearly Budget     |
|-------------------------|---------------------------------------|-------------------|------------------|-----------------|--------------------|-------------------|--------------------|-------------------|
|                         |                                       | Actual            | Budget           | Variance        | Actual             | Budget            | Variance           |                   |
| 07500                   | General Counsel                       | .00               | 41.67            | 41.67           | .00                | 375.03            | 375.03             | 500.00            |
| 07510                   | Legal Collection                      | 220.00            | 125.00           | (95.00)         | 8,525.30           | 1,125.00          | (7,400.30)         | 1,500.00          |
| 07600                   | Miscellaneous                         | .00               | 52.50            | 52.50           | 494.94             | 472.50            | (22.44)            | 630.00            |
| 07650                   | Homeowner Reimbursement               | .00               | .00              | .00             | 14.05              | .00               | (14.05)            | .00               |
| 07900                   | Bank Charges                          | .00               | 20.83            | 20.83           | 20.00              | 187.47            | 167.47             | 250.00            |
| 07950                   | Community Activities                  | .00               | 25.00            | 25.00           | 66.22              | 225.00            | 158.78             | 300.00            |
|                         | <b>Total Administrative/Bus</b>       | <b>2,016.50</b>   | <b>5,052.92</b>  | <b>3,036.42</b> | <b>54,140.71</b>   | <b>45,476.28</b>  | <b>(8,664.43)</b>  | <b>60,635.00</b>  |
|                         | <b>Total Operating Expense</b>        | <b>15,150.06</b>  | <b>18,924.17</b> | <b>3,774.11</b> | <b>196,895.38</b>  | <b>170,317.53</b> | <b>(26,577.85)</b> | <b>227,090.00</b> |
|                         | <b>NET OPERATING INCOME (LOSS)</b>    | <b>7,788.65</b>   | <b>2,122.50</b>  | <b>5,666.15</b> | <b>(13,462.16)</b> | <b>19,102.50</b>  | <b>(32,564.66)</b> | <b>25,470.00</b>  |
| <b>Reserve Income</b>   |                                       |                   |                  |                 |                    |                   |                    |                   |
| 08000                   | Reserve Contributions                 | (2,122.50)        | 2,122.50         | 4,245.00        | (16,980.00)        | 19,102.50         | 36,082.50          | 25,470.00         |
| 08100                   | Reserve Interest Income               | (44.26)           | .00              | 44.26           | (453.99)           | .00               | 453.99             | .00               |
|                         | <b>Reserve Income</b>                 | <b>(2,166.76)</b> | <b>2,122.50</b>  | <b>4,289.26</b> | <b>(17,433.99)</b> | <b>19,102.50</b>  | <b>36,536.49</b>   | <b>25,470.00</b>  |
| <b>Reserve Expenses</b> |                                       |                   |                  |                 |                    |                   |                    |                   |
|                         | <b>Total Reserve Expenses</b>         | <b>.00</b>        | <b>.00</b>       | <b>.00</b>      | <b>.00</b>         | <b>.00</b>        | <b>.00</b>         | <b>.00</b>        |
|                         | <b>NET RESERVE INCOME (LOSS)</b>      | <b>(2,166.76)</b> | <b>2,122.50</b>  | <b>4,289.26</b> | <b>(17,433.99)</b> | <b>19,102.50</b>  | <b>36,536.49</b>   | <b>25,470.00</b>  |
|                         | <b>Current Year Net Income (Loss)</b> | <b>9,955.41</b>   | <b>.00</b>       | <b>9,955.41</b> | <b>3,971.83</b>    | <b>.00</b>        | <b>3,971.83</b>    | <b>.00</b>        |