

COLUMBINE TOWNHOUSES FIVE

Balance Sheet
As of 10/31/20

ASSETS

Mutual of Omaha Bank Operating	\$ 45,098.72	
Mutual of Omaha - Reserve Acct	143,799.27	
Accounts Receivable	19,175.86	
Allowance for Doubtful Account	(2,082.44)	
Prepaid Expenses	13,258.99	
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TOTAL ASSETS		\$ 219,250.40

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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 4,629.95	
Assessment Reserves	9,660.00	
Due to Special Assess from Ope	(810.00)	
Due to Oper from Special Asses	810.00	
Prepaid Assessments	7,193.37	
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Subtotal Current Liab.		\$ 21,483.32

RESERVES:

Subtotal Reserves	<hr/>	\$.00
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EQUITY:

Retained Earnings	\$ 153,189.61	
Retained Earnings - Reserve	(72,540.29)	
Fund Balance - Def Repl Rsv	(121,919.25)	
Current Year Net Income/(Loss)	(4,801.49)	
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Subtotal Equity		\$ 197,767.08

TOTAL LIABILITIES & EQUITY		\$ 219,250.40
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COLUMBINE TOWNHOUSES FIVE

Income/Expense Statement
Period: 10/01/20 to 10/31/20

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	20,300.00	20,880.00	(580.00)	108,460.00	104,400.00	4,060.00	250,560.00
04020	Violation Income	.00	41.67	(41.67)	.00	208.35	(208.35)	500.00
04100	Late Fee Income	40.00	83.33	(43.33)	295.00	416.65	(121.65)	1,000.00
04150	Legal Collection Income	.00	.00	.00	10,059.75	.00	10,059.75	.00
04400	Miscellaneous Income	240.00	.00	240.00	240.00	.00	240.00	.00
04450	Interest Income - Operating	27.05	.00	27.05	37.11	.00	37.11	.00
04500	Reserve Income	(2,133.00)	.00	(2,133.00)	(10,665.00)	.00	(10,665.00)	.00
	Total Income	18,474.05	21,005.00	(2,530.95)	108,426.86	105,025.00	3,401.86	252,060.00
EXPENSES								
Utilities Expense								
05050	Electric	210.69	200.00	(10.69)	1,070.17	1,000.00	(70.17)	2,400.00
05100	Water	3,364.20	2,425.50	(938.70)	20,481.26	12,127.50	(8,353.76)	29,106.00
05150	Sewer	.00	1,250.00	1,250.00	15,286.32	6,250.00	(9,036.32)	15,000.00
05400	Trash Removal	1,213.00	1,144.58	(68.42)	6,141.57	5,722.90	(418.67)	13,735.00
	Total Utilities Expense	4,787.89	5,020.08	232.19	42,979.32	25,100.40	(17,878.92)	60,241.00
Maintenance Expenses								
06000	Building Maint.	.00	333.33	333.33	.00	1,666.65	1,666.65	4,000.00
06100	Garage Maintenance	368.38	125.00	(243.38)	1,332.74	625.00	(707.74)	1,500.00
06200	Roof & Gutter Maint	.00	608.33	608.33	225.00	3,041.65	2,816.65	7,300.00
06300	Sewer Repairs & Maint	240.00	.00	(240.00)	423.00	.00	(423.00)	.00
06500	Landscape Contract	2,570.00	1,927.50	(642.50)	12,850.00	9,637.50	(3,212.50)	23,130.00
06525	Irrigation Repairs	.00	650.00	650.00	6,941.00	3,250.00	(3,691.00)	7,800.00
06550	Plants/Trees	7,800.00	708.33	(7,091.67)	7,800.00	3,541.65	(4,258.35)	8,500.00
06575	Misc Grounds Improvements	.00	416.67	416.67	.00	2,083.35	2,083.35	5,000.00
06600	Parking Lot Maintenance	.00	333.33	333.33	.00	1,666.65	1,666.65	4,000.00
06605	Concrete Repairs	.00	333.33	333.33	.00	1,666.65	1,666.65	4,000.00
06610	Fence Maintenance	.00	2,083.33	2,083.33	27,430.00	10,416.65	(17,013.35)	25,000.00
06620	Split Rail Fence	.00	.00	.00	720.00	.00	(720.00)	.00
06650	Pest Control	.00	20.83	20.83	.00	104.15	104.15	250.00
06700	Snow Removal	1,345.00	1,250.00	(95.00)	1,345.00	6,250.00	4,905.00	15,000.00
06750	Lighting Maintenance	.00	41.67	41.67	.00	208.35	208.35	500.00
06950	Supplies	.00	20.83	20.83	.00	104.15	104.15	250.00
	Total Maintenance Expenses	12,323.38	8,852.48	(3,470.90)	59,066.74	44,262.40	(14,804.34)	106,230.00
Administrative/Business								
07000	Management	1,653.75	1,653.75	.00	8,268.75	8,268.75	.00	19,845.00
07100	Administration	204.75	208.33	3.58	630.20	1,041.65	411.45	2,500.00

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Income/Expense Statement
Period: 10/01/20 to 10/31/20

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
07200	Insurance	.00	2,583.33	2,583.33	352.00	12,916.65	12,564.65	31,000.00
07300	Audit/Tax Return	600.00	25.00	(575.00)	600.00	125.00	(475.00)	300.00
07500	General Counsel	.00	41.67	41.67	.00	208.35	208.35	500.00
07510	Legal Collection	2,477.88	416.67	(2,061.21)	12,063.63	2,083.35	(9,980.28)	5,000.00
07600	Miscellaneous	.00	56.50	56.50	34.49	282.50	248.01	678.00
07900	Bank Charges	.00	1.67	1.67	.00	8.35	8.35	20.00
07950	Community Activities	.00	12.50	12.50	.00	62.50	62.50	150.00
	Total Administrative/Bus	4,936.38	4,999.42	63.04	21,949.07	24,997.10	3,048.03	59,993.00
	Total Operating Expense	22,047.65	18,871.98	(3,175.67)	123,995.13	94,359.90	(29,635.23)	226,464.00
	NET OPERATING INCOME (LOSS)	(3,573.60)	2,133.02	(5,706.62)	(15,568.27)	10,665.10	(26,233.37)	25,596.00
Reserve Income								
08000	Reserve Contributions	.00	2,133.00	2,133.00	(10,654.50)	10,665.00	21,319.50	25,596.00
08100	Reserve Interest Income	.00	.00	.00	(112.28)	.00	112.28	.00
	Reserve Income	.00	2,133.00	2,133.00	(10,766.78)	10,665.00	21,431.78	25,596.00
Reserve Expenses								
	Total Reserve Expenses	.00	.00	.00	.00	.00	.00	.00
	NET RESERVE INCOME (LOSS)	.00	2,133.00	2,133.00	(10,766.78)	10,665.00	21,431.78	25,596.00
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	Current Year Net Income (Loss)	(3,573.60)	.02	(3,573.62)	(4,801.49)	.10	(4,801.59)	.00