

# COLUMBINE TOWNHOUSES FIVE

Balance Sheet  
As of 02/28/21

## ASSETS

Mutual of Omaha Bank Operating	\$ 63,049.15	
Mutual of Omaha - Reserve Acct	148,521.27	
Accounts Receivable	3,438.40	
Allowance for Doubtful Account	(2,082.44)	
Prepaid Expenses	13,258.99	
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TOTAL ASSETS		\$ 226,185.37

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## LIABILITIES & EQUITY

### CURRENT LIABILITIES:

Assessment Reserves	\$ 9,660.00	
Due to Special Assess from Ope	(810.00)	
Due to Oper from Special Asses	810.00	
Prepaid Assessments	7,532.85	
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Subtotal Current Liab.		\$ 17,192.85

### RESERVES:

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

Retained Earnings	\$ 157,377.78	
Retained Earnings - Reserve	(74,313.69)	
Fund Balance - Def Repl Rsv	(121,919.25)	
Current Year Net Income/(Loss)	4,009.18	
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Subtotal Equity		\$ 208,992.52

TOTAL LIABILITIES & EQUITY		\$ 226,185.37
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# COLUMBINE TOWNHOUSES FIVE

Income/Expense Statement  
Period: 02/01/21 to 02/28/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>								
04000	Assessment Income	20,300.00	20,880.00	(580.00)	189,660.00	187,920.00	1,740.00	250,560.00
04020	Violation Income	.00	41.67	(41.67)	.00	375.03	(375.03)	500.00
04100	Late Fee Income	100.00	83.33	16.67	675.00	749.97	(74.97)	1,000.00
04150	Legal Collection Income	.00	.00	.00	10,059.75	.00	10,059.75	.00
04400	Miscellaneous Income	.00	.00	.00	280.00	.00	280.00	.00
04450	Interest Income - Operating	2.57	.00	2.57	47.12	.00	47.12	.00
04500	Reserve Income	(2,133.00)	.00	(2,133.00)	(19,197.00)	.00	(19,197.00)	.00
	<b>Total Income</b>	<b>18,269.57</b>	<b>21,005.00</b>	<b>(2,735.43)</b>	<b>181,524.87</b>	<b>189,045.00</b>	<b>(7,520.13)</b>	<b>252,060.00</b>
<b>EXPENSES</b>								
<b>Utilities Expense</b>								
05050	Electric	177.22	200.00	22.78	1,793.16	1,800.00	6.84	2,400.00
05100	Water	1,352.52	2,425.50	1,072.98	26,986.94	21,829.50	(5,157.44)	29,106.00
05150	Sewer	.00	1,250.00	1,250.00	15,286.32	11,250.00	(4,036.32)	15,000.00
05400	Trash Removal	1,362.00	1,144.58	(217.42)	11,265.87	10,301.22	(964.65)	13,735.00
	<b>Total Utilities Expense</b>	<b>2,891.74</b>	<b>5,020.08</b>	<b>2,128.34</b>	<b>55,332.29</b>	<b>45,180.72</b>	<b>(10,151.57)</b>	<b>60,241.00</b>
<b>Maintenance Expenses</b>								
06000	Building Maint.	.00	333.33	333.33	8,534.10	2,999.97	(5,534.13)	4,000.00
06100	Garage Maintenance	.00	125.00	125.00	1,566.43	1,125.00	(441.43)	1,500.00
06200	Roof & Gutter Maint	.00	608.33	608.33	225.00	5,474.97	5,249.97	7,300.00
06300	Sewer Repairs & Maint	.00	.00	.00	1,110.00	.00	(1,110.00)	.00
06500	Landscape Contract	.00	1,927.50	1,927.50	15,420.00	17,347.50	1,927.50	23,130.00
06525	Irrigation Repairs	.00	650.00	650.00	8,990.00	5,850.00	(3,140.00)	7,800.00
06550	Plants/Trees	.00	708.33	708.33	7,800.00	6,374.97	(1,425.03)	8,500.00
06575	Misc Grounds Improvements	.00	416.67	416.67	.00	3,750.03	3,750.03	5,000.00
06600	Parking Lot Maintenance	.00	333.33	333.33	.00	2,999.97	2,999.97	4,000.00
06605	Concrete Repairs	.00	333.33	333.33	.00	2,999.97	2,999.97	4,000.00
06610	Fence Maintenance	.00	2,083.33	2,083.33	32,236.00	18,749.97	(13,486.03)	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	187.47	187.47	250.00
06700	Snow Removal	.00	1,250.00	1,250.00	1,345.00	11,250.00	9,905.00	15,000.00
06750	Lighting Maintenance	.00	41.67	41.67	.00	375.03	375.03	500.00
06950	Supplies	.00	20.83	20.83	.00	187.47	187.47	250.00
	<b>Total Maintenance Expenses</b>	<b>.00</b>	<b>8,852.48</b>	<b>8,852.48</b>	<b>77,946.53</b>	<b>79,672.32</b>	<b>1,725.79</b>	<b>106,230.00</b>
<b>Administrative/Business</b>								
07000	Management	1,653.75	1,653.75	.00	14,883.75	14,883.75	.00	19,845.00
07100	Administration	98.69	208.33	109.64	1,359.04	1,874.97	515.93	2,500.00

# COLUMBINE TOWNHOUSES FIVE

Income/Expense Statement  
Period: 02/01/21 to 02/28/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
07200	Insurance	.00	2,583.33	2,583.33	31,756.14	23,249.97	(8,506.17)	31,000.00
07300	Audit/Tax Return	.00	25.00	25.00	600.00	225.00	(375.00)	300.00
07500	General Counsel	.00	41.67	41.67	.00	375.03	375.03	500.00
07510	Legal Collection	.00	416.67	416.67	12,845.63	3,750.03	(9,095.60)	5,000.00
07600	Miscellaneous	.00	56.50	56.50	34.49	508.50	474.01	678.00
07900	Bank Charges	.00	1.67	1.67	20.00	15.03	(4.97)	20.00
07950	Community Activities	.00	12.50	12.50	.00	112.50	112.50	150.00
	<b>Total Administrative/Bus</b>	<b>1,752.44</b>	<b>4,999.42</b>	<b>3,246.98</b>	<b>61,499.05</b>	<b>44,994.78</b>	<b>(16,504.27)</b>	<b>59,993.00</b>
	<b>Total Operating Expense</b>	<b>4,644.18</b>	<b>18,871.98</b>	<b>14,227.80</b>	<b>194,777.87</b>	<b>169,847.82</b>	<b>(24,930.05)</b>	<b>226,464.00</b>
	<b>NET OPERATING INCOME (LOSS)</b>	<b>13,625.39</b>	<b>2,133.02</b>	<b>11,492.37</b>	<b>(13,253.00)</b>	<b>19,197.18</b>	<b>(32,450.18)</b>	<b>25,596.00</b>
<b>Reserve Income</b>								
08000	Reserve Contributions	.00	2,133.00	2,133.00	(17,053.50)	19,197.00	36,250.50	25,596.00
08100	Reserve Interest Income	(22.78)	.00	22.78	(208.68)	.00	208.68	.00
	<b>Reserve Income</b>	<b>(22.78)</b>	<b>2,133.00</b>	<b>2,155.78</b>	<b>(17,262.18)</b>	<b>19,197.00</b>	<b>36,459.18</b>	<b>25,596.00</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>(22.78)</b>	<b>2,133.00</b>	<b>2,155.78</b>	<b>(17,262.18)</b>	<b>19,197.00</b>	<b>36,459.18</b>	<b>25,596.00</b>
	<b>Current Year Net Income (Loss)</b>	<b>13,648.17</b>	<b>.02</b>	<b>13,648.15</b>	<b>4,009.18</b>	<b>.18</b>	<b>4,009.00</b>	<b>.00</b>