

Columbine Townhouses Five HOA, Inc

Balance Sheet For 10/31/2022

Assets

Mutual of Omaha Bank Operating	(\$46,272.12)
Mutual of Omaha - Reserve Acct	\$194,038.55
Accounts Receivable	\$1,805.00
Allowance for Doubtful Account	(\$2,082.44)
Prepaid Expenses	\$13,258.99

Total Assets**\$160,747.98****Total Assets****\$160,747.98**

Liabilities

Accounts Payable	\$1,034.06
Assessment Reserves	\$9,660.00
Due to Special Assess from Ope	(\$810.00)
Due to Oper from Special Asses	\$810.00
Prepaid Assessments	\$6,098.37
Suspense	\$203.00

Total Liabilities**\$16,995.43****Equity**

Net Income	(\$29,497.95)
Retained Earnings	\$125,644.94
Retained Earnings - Reserve	(\$74,313.69)
Fund Balance - Def Repl Rsv	\$121,919.25

Total Equity**\$143,752.55****Total Liabilities / Equity****\$160,747.98**

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 10/1/2022 - 10/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	21,600.00	-	21,600.00	108,000.00	-	108,000.00	-
4100 - Late Fee Income	-	-	-	30.00	-	30.00	-
4450 - Interest Income - Operating	2.05	-	2.05	11.09	-	11.09	-
4500 - Reserve Income	(2,166.67)	-	(2,166.67)	(10,833.35)	-	(10,833.35)	-
Total Income	19,435.38	-	19,435.38	97,207.74	-	97,207.74	-
Total Income	19,435.38	-	19,435.38	97,207.74	-	97,207.74	-
Operating Expense							
Utilities Expense							
5050 - Electric	199.54	-	(199.54)	675.09	-	(675.09)	-
5100 - Water	9,219.47	-	(9,219.47)	23,672.37	-	(23,672.37)	-
5400 - Trash Removal	1,085.00	-	(1,085.00)	5,130.00	-	(5,130.00)	-
Total Utilities Expense	10,504.01	-	(10,504.01)	29,477.46	-	(29,477.46)	-
Maintenance Expense							
6000 - Building Maint.	-	-	-	8,491.86	-	(8,491.86)	-
6100 - Garage Maintenance	-	-	-	599.81	-	(599.81)	-
6500 - Landscape Contract	-	-	-	10,823.73	-	(10,823.73)	-
6525 - Irrigation Repairs	-	-	-	9,906.64	-	(9,906.64)	-
6575 - Misc Grounds Improvements	-	-	-	16,945.03	-	(16,945.03)	-
6610 - Fence Maintenance	-	-	-	7,755.00	-	(7,755.00)	-
6800 - Misc Grounds Maint	-	-	-	7,014.26	-	(7,014.26)	-
Total Maintenance Expense	-	-	-	61,536.33	-	(61,536.33)	-
Administration Expense							
7000 - Management	1,771.17	-	(1,771.17)	8,855.85	-	(8,855.85)	-
7100 - Administration	219.80	-	(219.80)	1,687.41	-	(1,687.41)	-
7200 - Insurance	-	-	-	352.00	-	(352.00)	-
7500 - General Counsel	65.00	-	(65.00)	2,345.00	-	(2,345.00)	-
7580 - HB1137 Compliance	-	-	-	350.00	-	(350.00)	-
Total Administration Expense	2,055.97	-	(2,055.97)	13,590.26	-	(13,590.26)	-
Total Expense	12,559.98	-	(12,559.98)	104,604.05	-	(104,604.05)	-
Operating Net Total	6,875.40	-	6,875.40	(7,396.31)	-	(7,396.31)	-

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 10/1/2022 - 10/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Activity							
8100 - Reserve Interest Income	57.05	-	57.05	240.01	-	240.01	-
Total Reserve Activity	57.05	-	57.05	240.01	-	240.01	-
Total Income	57.05	-	57.05	240.01	-	240.01	-
Reserve Expense							
Reserve Activity							
8000 - Reserve Contributions	(2,166.67)	-	2,166.67	(10,833.35)	-	10,833.35	-
8500 - Reserve Expenses	-	-	-	33,175.00	-	(33,175.00)	-
Total Reserve Activity	(2,166.67)	-	2,166.67	22,341.65	-	(22,341.65)	-
Total Expense	(2,166.67)	-	2,166.67	22,341.65	-	(22,341.65)	-
Reserve Net Total	2,223.72	-	2,223.72	(22,101.64)	-	(22,101.64)	-
Net Total	9,099.12	-	9,099.12	(29,497.95)	-	(29,497.95)	-