

Columbine Townhouses Five HOA, Inc

Balance Sheet For 1/31/2023

Assets

Mutual of Omaha Bank Operating	(\$72,418.84)
Mutual of Omaha - Reserve Acct	\$118,501.44
Accounts Receivable	\$1,715.00
Allowance for Doubtful Account	(\$2,082.44)
Due to Reserves from Operating	\$80,000.00
Prepaid Expenses	\$13,258.99

Total Assets

	\$138,974.15
Total Assets	\$138,974.15

Liabilities

Accounts Payable	\$341.57
Assessment Reserves	\$9,660.00
Due to Reserves	\$80,000.00
Due to Special Assess from Ope	(\$810.00)
Due to Oper from Special Asses	\$810.00
Prepaid Assessments	\$6,923.37
Suspense	\$1,103.00

Total Liabilities

\$98,027.94

Equity

Net Income	(\$132,304.29)
Retained Earnings	\$125,644.94
Retained Earnings - Reserve	(\$74,313.69)
Fund Balance - Def Repl Rsv	\$121,919.25

Total Equity

\$40,946.21

Total Liabilities / Equity

\$138,974.15

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 1/1/2023 - 1/31/2023

	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	172,800.00	-	172,800.00	-
4100 - Late Fee Income	25.00	-	25.00	50.00	-	50.00	-
4400 - Miscellaneous Income	1,672.00	-	1,672.00	1,672.00	-	1,672.00	-
4450 - Interest Income - Operating	.92	-	.92	13.73	-	13.73	-
4500 - Reserve Income	-	-	-	(15,166.69)	-	(15,166.69)	-
Total Income	23,297.92	-	23,297.92	159,369.04	-	159,369.04	-
Total Income	23,297.92	-	23,297.92	159,369.04	-	159,369.04	-
Operating Expense							
Utilities Expense							
5050 - Electric	201.74	-	(201.74)	1,250.51	-	(1,250.51)	-
5100 - Water	8,717.33	-	(8,717.33)	35,463.73	-	(35,463.73)	-
5400 - Trash Removal	1,860.00	-	(1,860.00)	10,630.00	-	(10,630.00)	-
Total Utilities Expense	10,779.07	-	(10,779.07)	47,344.24	-	(47,344.24)	-
Maintenance Expense							
6000 - Building Maint.	-	-	-	73,301.56	-	(73,301.56)	-
6100 - Garage Maintenance	-	-	-	5,058.87	-	(5,058.87)	-
6200 - Roof & Gutter Maint	-	-	-	2,220.00	-	(2,220.00)	-
6500 - Landscape Contract	-	-	-	19,716.12	-	(19,716.12)	-
6525 - Irrigation Repairs	-	-	-	10,711.84	-	(10,711.84)	-
6575 - Misc Grounds Improvements	-	-	-	16,945.03	-	(16,945.03)	-
6610 - Fence Maintenance	166.50	-	(166.50)	11,471.50	-	(11,471.50)	-
6700 - Snow Removal	10,813.73	-	(10,813.73)	17,451.21	-	(17,451.21)	-
6750 - Lighting Maintenance	77.00	-	(77.00)	77.00	-	(77.00)	-
6800 - Misc Grounds Maint	470.25	-	(470.25)	7,583.51	-	(7,583.51)	-
Total Maintenance Expense	11,527.48	-	(11,527.48)	164,536.64	-	(164,536.64)	-
Administration Expense							
7000 - Management	1,771.17	-	(1,771.17)	14,169.36	-	(14,169.36)	-
7100 - Administration	144.54	-	(144.54)	2,485.23	-	(2,485.23)	-
7200 - Insurance	-	-	-	42,479.11	-	(42,479.11)	-
7500 - General Counsel	-	-	-	2,670.00	-	(2,670.00)	-
7580 - HB1137 Compliance	-	-	-	350.00	-	(350.00)	-
Total Administration Expense	1,915.71	-	(1,915.71)	62,153.70	-	(62,153.70)	-
Total Expense	24,222.26	-	(24,222.26)	274,034.58	-	(274,034.58)	-
Operating Net Total	(924.34)	-	(924.34)	(114,665.54)	-	(114,665.54)	-

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Statement of Revenues and Expenses 1/1/2023 - 1/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Activity							
8100 - Reserve Interest Income	35.22	-	35.22	369.56	-	369.56	-
Total Reserve Activity	35.22	-	35.22	369.56	-	369.56	-
Total Income	35.22	-	35.22	369.56	-	369.56	-
Reserve Expense							
Reserve Activity							
8000 - Reserve Contributions	-	-	-	(15,166.69)	-	15,166.69	-
8500 - Reserve Expenses	-	-	-	33,175.00	-	(33,175.00)	-
Total Reserve Activity	-	-	-	18,008.31	-	(18,008.31)	-
Total Expense	-	-	-	18,008.31	-	(18,008.31)	-
Reserve Net Total	35.22	-	35.22	(17,638.75)	-	(17,638.75)	-
Net Total	(889.12)	-	(889.12)	(132,304.29)	-	(132,304.29)	-