

Columbine Townhouses Five HOA, Inc

Balance Sheet For 2/28/2023

Assets

Mutual of Omaha Bank Operating	(\$41,370.18)
Mutual of Omaha - Reserve Acct	\$118,533.26
Accounts Receivable	\$1,665.00
Allowance for Doubtful Account	(\$2,082.44)
Due to Reserves from Operating	\$80,000.00
Prepaid Expenses	\$13,258.99

Total Assets

\$170,004.63

Total Assets

\$170,004.63

Liabilities

Accounts Payable	\$13,055.36
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	\$6,153.37
Suspense	\$503.00

Total Liabilities

\$109,371.73

Equity

Net Income	(\$117,550.77)
Retained Earnings	\$130,578.11
Retained Earnings - Reserve	(\$74,313.69)
Fund Balance - Def Repl Rsv	\$121,919.25

Total Equity

\$60,632.90

Total Liabilities / Equity

\$170,004.63

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 2/1/2023 - 2/28/2023

	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	194,400.00	-	194,400.00	-
4100 - Late Fee Income	20.00	-	20.00	70.00	-	70.00	-
4400 - Miscellaneous Income	1,672.00	-	1,672.00	3,344.00	-	3,344.00	-
4450 - Interest Income - Operating	.82	-	.82	14.55	-	14.55	-
4500 - Reserve Income	-	-	-	(15,166.69)	-	(15,166.69)	-
Total Income	23,292.82	-	23,292.82	182,661.86	-	182,661.86	-
Total Income	23,292.82	-	23,292.82	182,661.86	-	182,661.86	-
Operating Expense							
Utilities Expense							
5050 - Electric	183.34	-	(183.34)	1,433.85	-	(1,433.85)	-
5100 - Water	1,421.58	-	(1,421.58)	36,885.31	-	(36,885.31)	-
5400 - Trash Removal	935.00	-	(935.00)	13,070.30	-	(13,070.30)	-
Total Utilities Expense	2,539.92	-	(2,539.92)	51,389.46	-	(51,389.46)	-
Maintenance Expense							
6000 - Building Maint.	-	-	-	85,676.56	-	(85,676.56)	-
6100 - Garage Maintenance	312.50	-	(312.50)	5,371.37	-	(5,371.37)	-
6200 - Roof & Gutter Maint	-	-	-	2,220.00	-	(2,220.00)	-
6500 - Landscape Contract	-	-	-	19,716.12	-	(19,716.12)	-
6525 - Irrigation Repairs	(304.00)	-	304.00	10,407.84	-	(10,407.84)	-
6575 - Misc Grounds Improvements	-	-	-	16,945.03	-	(16,945.03)	-
6610 - Fence Maintenance	-	-	-	11,471.50	-	(11,471.50)	-
6700 - Snow Removal	(10,464.08)	-	10,464.08	6,987.13	-	(6,987.13)	-
6750 - Lighting Maintenance	180.40	-	(180.40)	257.40	-	(257.40)	-
6800 - Misc Grounds Maint	296.60	-	(296.60)	7,880.11	-	(7,880.11)	-
Total Maintenance Expense	(9,978.58)	-	9,978.58	166,933.06	-	(166,933.06)	-
Administration Expense							
7000 - Management	1,771.17	-	(1,771.17)	15,940.53	-	(15,940.53)	-
7100 - Administration	358.31	-	(358.31)	2,843.54	-	(2,843.54)	-
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	2,129.48	-	(2,129.48)	64,283.18	-	(64,283.18)	-
Total Expense	(5,309.18)	-	5,309.18	282,605.70	-	(282,605.70)	-
Operating Net Total	28,602.00	-	28,602.00	(99,943.84)	-	(99,943.84)	-

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Statement of Revenues and Expenses 2/1/2023 - 2/28/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Activity							
8100 - Reserve Interest Income	31.82	-	31.82	401.38	-	401.38	-
Total Reserve Activity	31.82	-	31.82	401.38	-	401.38	-
Total Income	31.82	-	31.82	401.38	-	401.38	-
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	31.82	-	31.82	(17,606.93)	-	(17,606.93)	-
Net Total	28,633.82	-	28,633.82	(117,550.77)	-	(117,550.77)	-