

Columbine Townhouses Five HOA, Inc

Balance Sheet For 8/31/2022

Assets

Mutual of Omaha Bank Operating	\$8,129.38
Mutual of Omaha - Reserve Acct	\$189,593.57
Accounts Receivable	\$2,814.40
Allowance for Doubtful Account	(\$2,082.44)
Prepaid Expenses	\$13,258.99

Total Assets

	<u>\$211,713.90</u>
Total Assets	<u><u>\$211,713.90</u></u>

Liabilities

Accounts Payable	\$35,739.81
Assessment Reserves	\$9,660.00
Due to Special Assess from Ope	(\$810.00)
Due to Oper from Special Asses	\$810.00
Prepaid Assessments	\$5,878.37
Suspense	\$203.00

Total Liabilities

\$51,481.18

Equity

Net Income	(\$17,950.95)
Retained Earnings	\$130,578.11
Retained Earnings - Reserve	(\$74,313.69)
Fund Balance - Def Repl Rsv	\$121,919.25

Total Equity

	<u>\$160,232.72</u>
Total Liabilities / Equity	<u><u>\$211,713.90</u></u>

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 8/1/2022 - 8/31/2022

	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	-	64,800.00	64,800.00	-	259,200.00
4020 - Violation Income	-	41.67	(41.67)	-	125.01	(125.01)	500.00
4100 - Late Fee Income	-	41.67	(41.67)	-	125.01	(125.01)	500.00
4450 - Interest Income - Operating	2.33	-	2.33	6.59	-	6.59	-
4500 - Reserve Income	(2,166.67)	-	(2,166.67)	(6,500.01)	-	(6,500.01)	-
Total Income	19,435.66	21,683.34	(2,247.68)	58,306.58	65,050.02	(6,743.44)	260,200.00
Total Income	19,435.66	21,683.34	(2,247.68)	58,306.58	65,050.02	(6,743.44)	260,200.00

Operating Expense

Utilities Expense							
5050 - Electric	195.04	200.00	4.96	283.24	600.00	316.76	2,400.00
5100 - Water	3,464.29	2,916.67	(547.62)	10,996.90	8,750.01	(2,246.89)	35,000.00
5150 - Sewer	-	1,250.00	1,250.00	-	3,750.00	3,750.00	15,000.00
5400 - Trash Removal	1,235.00	1,125.00	(110.00)	3,110.00	3,375.00	265.00	13,500.00
Total Utilities Expense	4,894.33	5,491.67	597.34	14,390.14	16,475.01	2,084.87	65,900.00

Maintenance Expense							
6000 - Building Maint.	550.00	424.92	(125.08)	2,911.86	1,274.76	(1,637.10)	5,099.00
6100 - Garage Maintenance	202.44	125.00	(77.44)	979.81	375.00	(604.81)	1,500.00
6200 - Roof & Gutter Maint	-	666.67	666.67	-	2,000.01	2,000.01	8,000.00
6500 - Landscape Contract	3,607.91	2,408.33	(1,199.58)	7,215.82	7,224.99	9.17	28,900.00
6525 - Irrigation Repairs	1,051.22	708.33	(342.89)	10,119.65	2,124.99	(7,994.66)	8,500.00
6550 - Plants/Trees	-	333.33	333.33	-	999.99	999.99	4,000.00
6600 - Parking Lot Maintenance	-	366.67	366.67	-	1,100.01	1,100.01	4,400.00
6605 - Concrete Repairs	-	1,000.00	1,000.00	-	3,000.00	3,000.00	12,000.00
6610 - Fence Maintenance	-	750.00	750.00	4,470.00	2,250.00	(2,220.00)	9,000.00
6650 - Pest Control	-	20.83	20.83	-	62.49	62.49	250.00
6700 - Snow Removal	-	1,666.67	1,666.67	-	5,000.01	5,000.01	20,000.00
6750 - Lighting Maintenance	-	41.67	41.67	-	125.01	125.01	500.00
6800 - Misc Grounds Maint	228.00	283.33	55.33	1,192.26	849.99	(342.27)	3,400.00
Total Maintenance Expense	5,639.57	8,795.75	3,156.18	26,889.40	26,387.25	(502.15)	105,549.00

Administration Expense							
7000 - Management	1,771.17	1,771.17	-	5,313.51	5,313.51	-	21,254.00
7100 - Administration	204.50	166.67	(37.83)	902.86	500.01	(402.85)	2,000.00
7200 - Insurance	-	2,778.67	2,778.67	-	8,336.01	8,336.01	33,344.00
7300 - Audit/Tax Return	-	166.67	166.67	-	500.01	500.01	2,000.00
7500 - General Counsel	-	62.50	62.50	2,215.00	187.50	(2,027.50)	750.00
7510 - Legal Collection	-	250.00	250.00	-	750.00	750.00	3,000.00
7600 - Miscellaneous	-	19.42	19.42	-	58.26	58.26	233.00
7900 - Bank Charges	-	1.67	1.67	-	5.01	5.01	20.00

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 8/1/2022 - 8/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7950 - Community Activities	-	12.50	12.50	-	37.50	37.50	150.00
Total Administration Expense	1,975.67	5,229.27	3,253.60	8,431.37	15,687.81	7,256.44	62,751.00
Reserve Activity							
8000 - Reserve Contributions	-	2,166.67	2,166.67	-	6,500.01	6,500.01	26,000.00
Total Reserve Activity	-	2,166.67	2,166.67	-	6,500.01	6,500.01	26,000.00
Total Expense	12,509.57	21,683.36	9,173.79	49,710.91	65,050.08	15,339.17	260,200.00
Operating Net Total	6,926.09	(.02)	6,926.11	8,595.67	(.06)	8,595.73	-

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Activity							
8100 - Reserve Interest Income	55.75	-	55.75	128.37	-	128.37	-
Total Reserve Activity	55.75	-	55.75	128.37	-	128.37	-
Total Income	55.75	-	55.75	128.37	-	128.37	-
Reserve Expense							
Reserve Activity							
8000 - Reserve Contributions	(2,166.67)	-	2,166.67	(6,500.01)	-	6,500.01	-
8500 - Reserve Expenses	33,175.00	-	(33,175.00)	33,175.00	-	(33,175.00)	-
Total Reserve Activity	31,008.33	-	(31,008.33)	26,674.99	-	(26,674.99)	-
Total Expense	31,008.33	-	(31,008.33)	26,674.99	-	(26,674.99)	-
Reserve Net Total	(30,952.58)	-	(30,952.58)	(26,546.62)	-	(26,546.62)	-
Net Total	(24,026.49)	(.02)	(24,026.47)	(17,950.95)	(.06)	(17,950.89)	-