

Columbine Townhouses Five HOA, Inc

Balance Sheet For 9/30/2022

Assets

| | |
|--------------------------------|--------------|
| Mutual of Omaha Bank Operating | \$26,848.64 |
| Mutual of Omaha - Reserve Acct | \$191,814.83 |
| Accounts Receivable | \$1,615.00 |
| Allowance for Doubtful Account | (\$2,082.44) |
| Prepaid Expenses | \$13,258.99 |

Total Assets

| | |
|---------------------|-----------------------------------|
| | <u>\$231,455.02</u> |
| Total Assets | <u><u>\$231,455.02</u></u> |

Liabilities

| | |
|--------------------------------|-------------|
| Accounts Payable | \$76,294.80 |
| Assessment Reserves | \$9,660.00 |
| Due to Special Assess from Ope | (\$810.00) |
| Due to Oper from Special Asses | \$810.00 |
| Prepaid Assessments | \$7,208.37 |
| Suspense | \$203.00 |

Total Liabilities

\$93,366.17

Equity

| | |
|-----------------------------|---------------|
| Net Income | (\$40,094.82) |
| Retained Earnings | \$130,578.11 |
| Retained Earnings - Reserve | (\$74,313.69) |
| Fund Balance - Def Repl Rsv | \$121,919.25 |

Total Equity

| | |
|-----------------------------------|-----------------------------------|
| | <u>\$138,088.85</u> |
| Total Liabilities / Equity | <u><u>\$231,455.02</u></u> |

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

| | 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 | - | 86,400.00 | 86,400.00 | - | 259,200.00 |
| 4020 - Violation Income | - | 41.67 | (41.67) | - | 166.68 | (166.68) | 500.00 |
| 4100 - Late Fee Income | 25.00 | 41.67 | (16.67) | 25.00 | 166.68 | (141.68) | 500.00 |
| 4450 - Interest Income - Operating | 2.45 | - | 2.45 | 9.04 | - | 9.04 | - |
| 4500 - Reserve Income | (2,166.67) | - | (2,166.67) | (8,666.68) | - | (8,666.68) | - |
| Total Income | 19,460.78 | 21,683.34 | (2,222.56) | 77,767.36 | 86,733.36 | (8,966.00) | 260,200.00 |
| Total Income | 19,460.78 | 21,683.34 | (2,222.56) | 77,767.36 | 86,733.36 | (8,966.00) | 260,200.00 |

Operating Expense

| Utilities Expense | | | | | | | |
|--------------------------------|-----------------|-----------------|---------------|------------------|------------------|-----------------|------------------|
| 5050 - Electric | 192.31 | 200.00 | 7.69 | 475.55 | 800.00 | 324.45 | 2,400.00 |
| 5100 - Water | 3,456.00 | 2,916.67 | (539.33) | 14,452.90 | 11,666.68 | (2,786.22) | 35,000.00 |
| 5150 - Sewer | - | 1,250.00 | 1,250.00 | - | 5,000.00 | 5,000.00 | 15,000.00 |
| 5400 - Trash Removal | 935.00 | 1,125.00 | 190.00 | 4,045.00 | 4,500.00 | 455.00 | 13,500.00 |
| Total Utilities Expense | 4,583.31 | 5,491.67 | 908.36 | 18,973.45 | 21,966.68 | 2,993.23 | 65,900.00 |

| Maintenance Expense | | | | | | | |
|----------------------------------|------------------|-----------------|--------------------|------------------|------------------|--------------------|-------------------|
| 6000 - Building Maint. | 6,130.00 | 424.92 | (5,705.08) | 9,041.86 | 1,699.68 | (7,342.18) | 5,099.00 |
| 6100 - Garage Maintenance | - | 125.00 | 125.00 | 979.81 | 500.00 | (479.81) | 1,500.00 |
| 6200 - Roof & Gutter Maint | - | 666.67 | 666.67 | - | 2,666.68 | 2,666.68 | 8,000.00 |
| 6500 - Landscape Contract | 3,607.91 | 2,408.33 | (1,199.58) | 10,823.73 | 9,633.32 | (1,190.41) | 28,900.00 |
| 6525 - Irrigation Repairs | 349.74 | 708.33 | 358.59 | 10,469.39 | 2,833.32 | (7,636.07) | 8,500.00 |
| 6550 - Plants/Trees | - | 333.33 | 333.33 | - | 1,333.32 | 1,333.32 | 4,000.00 |
| 6575 - Misc Grounds Improvements | 16,945.03 | - | (16,945.03) | 16,945.03 | - | (16,945.03) | - |
| 6600 - Parking Lot Maintenance | - | 366.67 | 366.67 | - | 1,466.68 | 1,466.68 | 4,400.00 |
| 6605 - Concrete Repairs | - | 1,000.00 | 1,000.00 | - | 4,000.00 | 4,000.00 | 12,000.00 |
| 6610 - Fence Maintenance | 3,285.00 | 750.00 | (2,535.00) | 7,755.00 | 3,000.00 | (4,755.00) | 9,000.00 |
| 6650 - Pest Control | - | 20.83 | 20.83 | - | 83.32 | 83.32 | 250.00 |
| 6700 - Snow Removal | - | 1,666.67 | 1,666.67 | - | 6,666.68 | 6,666.68 | 20,000.00 |
| 6750 - Lighting Maintenance | - | 41.67 | 41.67 | - | 166.68 | 166.68 | 500.00 |
| 6800 - Misc Grounds Maint | 5,822.00 | 283.33 | (5,538.67) | 7,014.26 | 1,133.32 | (5,880.94) | 3,400.00 |
| Total Maintenance Expense | 36,139.68 | 8,795.75 | (27,343.93) | 63,029.08 | 35,183.00 | (27,846.08) | 105,549.00 |

| Administration Expense | | | | | | | |
|-------------------------------|----------|----------|----------|----------|-----------|------------|-----------|
| 7000 - Management | 1,771.17 | 1,771.17 | - | 7,084.68 | 7,084.68 | - | 21,254.00 |
| 7100 - Administration | 564.75 | 166.67 | (398.08) | 1,467.61 | 666.68 | (800.93) | 2,000.00 |
| 7200 - Insurance | 352.00 | 2,778.67 | 2,426.67 | 352.00 | 11,114.68 | 10,762.68 | 33,344.00 |
| 7300 - Audit/Tax Return | - | 166.67 | 166.67 | - | 666.68 | 666.68 | 2,000.00 |
| 7500 - General Counsel | 65.00 | 62.50 | (2.50) | 2,280.00 | 250.00 | (2,030.00) | 750.00 |
| 7510 - Legal Collection | - | 250.00 | 250.00 | - | 1,000.00 | 1,000.00 | 3,000.00 |
| 7580 - HB1137 Compliance | 350.00 | - | (350.00) | 350.00 | - | (350.00) | - |

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

| | Current Period | | | Year To Date | | | Annual Budget |
|-------------------------------------|--------------------|------------------|--------------------|--------------------|------------------|--------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Operating Expense | | | | | | | |
| 7600 - Miscellaneous | - | 19.42 | 19.42 | - | 77.68 | 77.68 | 233.00 |
| 7900 - Bank Charges | - | 1.67 | 1.67 | - | 6.68 | 6.68 | 20.00 |
| 7950 - Community Activities | - | 12.50 | 12.50 | - | 50.00 | 50.00 | 150.00 |
| Total Administration Expense | 3,102.92 | 5,229.27 | 2,126.35 | 11,534.29 | 20,917.08 | 9,382.79 | 62,751.00 |
| Reserve Activity | | | | | | | |
| 8000 - Reserve Contributions | - | 2,166.67 | 2,166.67 | - | 8,666.68 | 8,666.68 | 26,000.00 |
| Total Reserve Activity | - | 2,166.67 | 2,166.67 | - | 8,666.68 | 8,666.68 | 26,000.00 |
| Total Expense | 43,825.91 | 21,683.36 | (22,142.55) | 93,536.82 | 86,733.44 | (6,803.38) | 260,200.00 |
| Operating Net Total | (24,365.13) | (.02) | (24,365.11) | (15,769.46) | (.08) | (15,769.38) | - |

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

| | Current Period | | | Year To Date | | | Annual Budget |
|--------------------------------|--------------------|--------------|--------------------|--------------------|--------------|--------------------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Reserve Income | | | | | | | |
| Reserve Activity | | | | | | | |
| 8100 - Reserve Interest Income | 54.59 | - | 54.59 | 182.96 | - | 182.96 | - |
| Total Reserve Activity | 54.59 | - | 54.59 | 182.96 | - | 182.96 | - |
| Total Income | 54.59 | - | 54.59 | 182.96 | - | 182.96 | - |
| Reserve Expense | | | | | | | |
| Reserve Activity | | | | | | | |
| 8000 - Reserve Contributions | (2,166.67) | - | 2,166.67 | (8,666.68) | - | 8,666.68 | - |
| 8500 - Reserve Expenses | - | - | - | 33,175.00 | - | (33,175.00) | - |
| Total Reserve Activity | (2,166.67) | - | 2,166.67 | 24,508.32 | - | (24,508.32) | - |
| Total Expense | (2,166.67) | - | 2,166.67 | 24,508.32 | - | (24,508.32) | - |
| Reserve Net Total | 2,221.26 | - | 2,221.26 | (24,325.36) | - | (24,325.36) | - |
| Net Total | (22,143.87) | (.02) | (22,143.85) | (40,094.82) | (.08) | (40,094.74) | - |