

Columbine Townhouses Five HOA, Inc

Balance Sheet For 10/31/2022

Assets

Mutual of Omaha Bank Operating	(\$38,518.95)
Mutual of Omaha - Reserve Acct	\$194,038.55
Accounts Receivable	\$1,800.00
Allowance for Doubtful Account	(\$2,082.44)
Prepaid Expenses	\$13,258.99

Total Assets

	\$168,496.15
Total Assets	\$168,496.15

Liabilities

Accounts Payable	\$11,772.17
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

\$27,733.54

Equity

Net Income	(\$37,421.06)
Retained Earnings	\$130,578.11
Retained Earnings - Reserve	(\$74,313.69)
Fund Balance - Def Repl Rsv	\$121,919.25

Total Equity

	\$140,762.61
Total Liabilities / Equity	\$168,496.15

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	-	259,200.00
4020 - Violation Income	-	41.67	(41.67)	-	208.35	(208.35)	500.00
4100 - Late Fee Income	-	41.67	(41.67)	25.00	208.35	(183.35)	500.00
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	21,683.34	(2,247.96)	97,202.74	108,416.70	(11,213.96)	260,200.00
Total Income	19,435.38	21,683.34	(2,247.96)	97,202.74	108,416.70	(11,213.96)	260,200.00

Operating Expense

Utilities Expense							
5050 - Electric	199.54	200.00	.46	675.09	1,000.00	324.91	2,400.00
5100 - Water	9,219.47	2,916.67	(6,302.80)	23,672.37	14,583.35	(9,089.02)	35,000.00
5150 - Sewer	-	1,250.00	1,250.00	-	6,250.00	6,250.00	15,000.00
5400 - Trash Removal	1,085.00	1,125.00	40.00	5,130.00	5,625.00	495.00	13,500.00
Total Utilities Expense	10,504.01	5,491.67	(5,012.34)	29,477.46	27,458.35	(2,019.11)	65,900.00

Maintenance Expense							
6000 - Building Maint.	1,285.00	424.92	(860.08)	10,326.86	2,124.60	(8,202.26)	5,099.00
6100 - Garage Maintenance	-	125.00	125.00	979.81	625.00	(354.81)	1,500.00
6200 - Roof & Gutter Maint	1,290.00	666.67	(623.33)	1,290.00	3,333.35	2,043.35	8,000.00
6500 - Landscape Contract	3,607.91	2,408.33	(1,199.58)	14,431.64	12,041.65	(2,389.99)	28,900.00
6525 - Irrigation Repairs	242.45	708.33	465.88	10,711.84	3,541.65	(7,170.19)	8,500.00
6550 - Plants/Trees	-	333.33	333.33	-	1,666.65	1,666.65	4,000.00
6575 - Misc Grounds Improvements	-	-	-	16,945.03	-	(16,945.03)	-
6600 - Parking Lot Maintenance	-	366.67	366.67	-	1,833.35	1,833.35	4,400.00
6605 - Concrete Repairs	-	1,000.00	1,000.00	-	5,000.00	5,000.00	12,000.00
6610 - Fence Maintenance	-	750.00	750.00	7,755.00	3,750.00	(4,005.00)	9,000.00
6650 - Pest Control	-	20.83	20.83	-	104.15	104.15	250.00
6700 - Snow Removal	-	1,666.67	1,666.67	-	8,333.35	8,333.35	20,000.00
6750 - Lighting Maintenance	-	41.67	41.67	-	208.35	208.35	500.00
6800 - Misc Grounds Maint	-	283.33	283.33	7,014.26	1,416.65	(5,597.61)	3,400.00
Total Maintenance Expense	6,425.36	8,795.75	2,370.39	69,454.44	43,978.75	(25,475.69)	105,549.00

Administration Expense							
7000 - Management	1,771.17	1,771.17	-	8,855.85	8,855.85	-	21,254.00
7100 - Administration	219.80	166.67	(53.13)	1,687.41	833.35	(854.06)	2,000.00
7200 - Insurance	-	2,778.67	2,778.67	352.00	13,893.35	13,541.35	33,344.00
7300 - Audit/Tax Return	-	166.67	166.67	-	833.35	833.35	2,000.00
7500 - General Counsel	65.00	62.50	(2.50)	2,345.00	312.50	(2,032.50)	750.00
7510 - Legal Collection	-	250.00	250.00	-	1,250.00	1,250.00	3,000.00
7580 - HB1137 Compliance	-	-	-	350.00	-	(350.00)	-

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 Expense							
7600 - Miscellaneous	-	19.42	19.42	-	97.10	97.10	233.00
7900 - Bank Charges	-	1.67	1.67	-	8.35	8.35	20.00
7950 - Community Activities	-	12.50	12.50	-	62.50	62.50	150.00
Total Administration Expense	2,055.97	5,229.27	3,173.30	13,590.26	26,146.35	12,556.09	62,751.00
Reserve Activity							
8000 - Reserve Contributions	-	2,166.67	2,166.67	-	10,833.35	10,833.35	26,000.00
Total Reserve Activity	-	2,166.67	2,166.67	-	10,833.35	10,833.35	26,000.00
Total Expense	18,985.34	21,683.36	2,698.02	112,522.16	108,416.80	(4,105.36)	260,200.00
Operating Net Total	450.04	(.02)	450.06	(15,319.42)	(.10)	(15,319.32)	-

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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	2,673.76	(.02)	2,673.78	(37,421.06)	(.10)	(37,420.96)	-