

Columbine Townhouses Five HOA, Inc

Balance Sheet For 11/30/2022

Assets

Mutual of Omaha Bank Operating	(\$112,513.19)
Mutual of Omaha - Reserve Acct	\$196,261.09
Accounts Receivable	\$2,210.00
Allowance for Doubtful Account	(\$2,082.44)
Prepaid Expenses	\$13,258.99

Total Assets

	<u>\$97,134.45</u>
Total Assets	<u><u>\$97,134.45</u></u>

Liabilities

Accounts Payable	\$103,740.67
Assessment Reserves	\$9,660.00
Due to Special Assess from Ope	(\$810.00)
Due to Oper from Special Asses	\$810.00
Prepaid Assessments	\$5,803.37
Suspense	\$1,393.00

Total Liabilities

\$120,597.04

Equity

Net Income	(\$201,646.26)
Retained Earnings	\$130,578.11
Retained Earnings - Reserve	(\$74,313.69)
Fund Balance - Def Repl Rsv	\$121,919.25

Total Equity

(\$23,462.59)

Total Liabilities / Equity

\$97,134.45

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 11/1/2022 - 11/30/2022

	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	-	129,600.00	129,600.00	-	259,200.00
4020 - Violation Income	-	41.67	(41.67)	-	250.02	(250.02)	500.00
4100 - Late Fee Income	-	41.67	(41.67)	25.00	250.02	(225.02)	500.00
4450 - Interest Income - Operating	.42	-	.42	11.51	-	11.51	-
4500 - Reserve Income	(2,166.67)	-	(2,166.67)	(13,000.02)	-	(13,000.02)	-
Total Income	19,433.75	21,683.34	(2,249.59)	116,636.49	130,100.04	(13,463.55)	260,200.00
Total Income	19,433.75	21,683.34	(2,249.59)	116,636.49	130,100.04	(13,463.55)	260,200.00

Operating Expense

Utilities Expense							
5050 - Electric	174.93	200.00	25.07	850.02	1,200.00	349.98	2,400.00
5100 - Water	2,420.40	2,916.67	496.27	26,092.77	17,500.02	(8,592.75)	35,000.00
5150 - Sewer	-	1,250.00	1,250.00	-	7,500.00	7,500.00	15,000.00
5400 - Trash Removal	1,685.00	1,125.00	(560.00)	6,815.00	6,750.00	(65.00)	13,500.00
Total Utilities Expense	4,280.33	5,491.67	1,211.34	33,757.79	32,950.02	(807.77)	65,900.00

Maintenance Expense							
6000 - Building Maint.	104,059.70	424.92	(103,634.78)	114,386.56	2,549.52	(111,837.04)	5,099.00
6100 - Garage Maintenance	4,079.06	125.00	(3,954.06)	5,058.87	750.00	(4,308.87)	1,500.00
6200 - Roof & Gutter Maint	930.00	666.67	(263.33)	2,220.00	4,000.02	1,780.02	8,000.00
6500 - Landscape Contract	3,607.91	2,408.33	(1,199.58)	18,039.55	14,449.98	(3,589.57)	28,900.00
6525 - Irrigation Repairs	-	708.33	708.33	10,711.84	4,249.98	(6,461.86)	8,500.00
6550 - Plants/Trees	-	333.33	333.33	-	1,999.98	1,999.98	4,000.00
6575 - Misc Grounds Improvements	-	-	-	16,945.03	-	(16,945.03)	-
6600 - Parking Lot Maintenance	-	366.67	366.67	-	2,200.02	2,200.02	4,400.00
6605 - Concrete Repairs	19,211.20	1,000.00	(18,211.20)	19,211.20	6,000.00	(13,211.20)	12,000.00
6610 - Fence Maintenance	3,550.00	750.00	(2,800.00)	11,305.00	4,500.00	(6,805.00)	9,000.00
6650 - Pest Control	-	20.83	20.83	-	124.98	124.98	250.00
6700 - Snow Removal	3,330.65	1,666.67	(1,663.98)	3,330.65	10,000.02	6,669.37	20,000.00
6750 - Lighting Maintenance	-	41.67	41.67	-	250.02	250.02	500.00
6800 - Misc Grounds Maint	99.00	283.33	184.33	7,113.26	1,699.98	(5,413.28)	3,400.00
Total Maintenance Expense	138,867.52	8,795.75	(130,071.77)	208,321.96	52,774.50	(155,547.46)	105,549.00

Administration Expense							
7000 - Management	1,771.17	1,771.17	-	10,627.02	10,627.02	-	21,254.00
7100 - Administration	507.36	166.67	(340.69)	2,194.77	1,000.02	(1,194.75)	2,000.00
7200 - Insurance	40,455.11	2,778.67	(37,676.44)	40,807.11	16,672.02	(24,135.09)	33,344.00
7300 - Audit/Tax Return	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
7500 - General Counsel	-	62.50	62.50	2,345.00	375.00	(1,970.00)	750.00
7510 - Legal Collection	-	250.00	250.00	-	1,500.00	1,500.00	3,000.00
7580 - HB1137 Compliance	-	-	-	350.00	-	(350.00)	-

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 11/1/2022 - 11/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7600 - Miscellaneous	-	19.42	19.42	-	116.52	116.52	233.00
7900 - Bank Charges	-	1.67	1.67	-	10.02	10.02	20.00
7950 - Community Activities	-	12.50	12.50	-	75.00	75.00	150.00
Total Administration Expense	42,733.64	5,229.27	(37,504.37)	56,323.90	31,375.62	(24,948.28)	62,751.00
Reserve Activity							
8000 - Reserve Contributions	-	2,166.67	2,166.67	-	13,000.02	13,000.02	26,000.00
Total Reserve Activity	-	2,166.67	2,166.67	-	13,000.02	13,000.02	26,000.00
Total Expense	185,881.49	21,683.36	(164,198.13)	298,403.65	130,100.16	(168,303.49)	260,200.00
Operating Net Total	(166,447.74)	(.02)	(166,447.72)	(181,767.16)	(.12)	(181,767.04)	-

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Statement of Revenues and Expenses 11/1/2022 - 11/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Activity							
8100 - Reserve Interest Income	55.87	-	55.87	295.88	-	295.88	-
Total Reserve Activity	55.87	-	55.87	295.88	-	295.88	-
Total Income	55.87	-	55.87	295.88	-	295.88	-
Reserve Expense							
Reserve Activity							
8000 - Reserve Contributions	(2,166.67)	-	2,166.67	(13,000.02)	-	13,000.02	-
8500 - Reserve Expenses	-	-	-	33,175.00	-	(33,175.00)	-
Total Reserve Activity	(2,166.67)	-	2,166.67	20,174.98	-	(20,174.98)	-
Total Expense	(2,166.67)	-	2,166.67	20,174.98	-	(20,174.98)	-
Reserve Net Total	2,222.54	-	2,222.54	(19,879.10)	-	(19,879.10)	-
Net Total	(164,225.20)	(.02)	(164,225.18)	(201,646.26)	(.12)	(201,646.14)	-