

Columbine Townhouses Five HOA, Inc

Balance Sheet For 12/31/2022

Assets

Mutual of Omaha Bank Operating	(\$26,649.25)
Mutual of Omaha - Reserve Acct	\$118,466.22
Accounts Receivable	\$2,760.00
Allowance for Doubtful Account	(\$2,082.44)
Due to Reserves from Operating	\$80,000.00
Prepaid Expenses	\$13,258.99

Total Assets

	<u>\$185,753.52</u>
Total Assets	<u>\$185,753.52</u>

Liabilities

Accounts Payable	\$101,619.85
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	\$7,633.37
Suspense	\$1,393.00

Total Liabilities

\$200,306.22

Equity

Net Income	(\$192,736.37)
Retained Earnings	\$130,578.11
Retained Earnings - Reserve	(\$74,313.69)
Fund Balance - Def Repl Rsv	\$121,919.25

Total Equity

(\$14,552.70)

Total Liabilities / Equity

\$185,753.52

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	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	-	151,200.00	151,200.00	-	259,200.00
4020 - Violation Income	-	41.67	(41.67)	-	291.69	(291.69)	500.00
4100 - Late Fee Income	-	41.67	(41.67)	25.00	291.69	(266.69)	500.00
4450 - Interest Income - Operating	1.30	-	1.30	12.81	-	12.81	-
4500 - Reserve Income	(2,166.67)	-	(2,166.67)	(15,166.69)	-	(15,166.69)	-
Total Income	19,434.63	21,683.34	(2,248.71)	136,071.12	151,783.38	(15,712.26)	260,200.00
Total Income	19,434.63	21,683.34	(2,248.71)	136,071.12	151,783.38	(15,712.26)	260,200.00

Operating Expense

Utilities Expense							
5050 - Electric	198.75	200.00	1.25	1,048.77	1,400.00	351.23	2,400.00
5100 - Water	653.63	2,916.67	2,263.04	26,746.40	20,416.69	(6,329.71)	35,000.00
5150 - Sewer	-	1,250.00	1,250.00	-	8,750.00	8,750.00	15,000.00
5400 - Trash Removal	1,955.00	1,125.00	(830.00)	8,770.00	7,875.00	(895.00)	13,500.00
Total Utilities Expense	2,807.38	5,491.67	2,684.29	36,565.17	38,441.69	1,876.52	65,900.00

Maintenance Expense							
6000 - Building Maint.	1,025.00	424.92	(600.08)	115,411.56	2,974.44	(112,437.12)	5,099.00
6100 - Garage Maintenance	-	125.00	125.00	5,058.87	875.00	(4,183.87)	1,500.00
6200 - Roof & Gutter Maint	-	666.67	666.67	2,220.00	4,666.69	2,446.69	8,000.00
6500 - Landscape Contract	1,676.57	2,408.33	731.76	19,716.12	16,858.31	(2,857.81)	28,900.00
6525 - Irrigation Repairs	-	708.33	708.33	10,711.84	4,958.31	(5,753.53)	8,500.00
6550 - Plants/Trees	-	333.33	333.33	-	2,333.31	2,333.31	4,000.00
6575 - Misc Grounds Improvements	-	-	-	16,945.03	-	(16,945.03)	-
6600 - Parking Lot Maintenance	-	366.67	366.67	-	2,566.69	2,566.69	4,400.00
6605 - Concrete Repairs	-	1,000.00	1,000.00	19,211.20	7,000.00	(12,211.20)	12,000.00
6610 - Fence Maintenance	-	750.00	750.00	11,305.00	5,250.00	(6,055.00)	9,000.00
6650 - Pest Control	-	20.83	20.83	-	145.81	145.81	250.00
6700 - Snow Removal	3,306.83	1,666.67	(1,640.16)	6,637.48	11,666.69	5,029.21	20,000.00
6750 - Lighting Maintenance	-	41.67	41.67	-	291.69	291.69	500.00
6800 - Misc Grounds Maint	-	283.33	283.33	7,113.26	1,983.31	(5,129.95)	3,400.00
Total Maintenance Expense	6,008.40	8,795.75	2,787.35	214,330.36	61,570.25	(152,760.11)	105,549.00

Administration Expense							
7000 - Management	1,771.17	1,771.17	-	12,398.19	12,398.19	-	21,254.00
7100 - Administration	145.92	166.67	20.75	2,340.69	1,166.69	(1,174.00)	2,000.00
7200 - Insurance	1,672.00	2,778.67	1,106.67	42,479.11	19,450.69	(23,028.42)	33,344.00
7300 - Audit/Tax Return	-	166.67	166.67	-	1,166.69	1,166.69	2,000.00
7500 - General Counsel	325.00	62.50	(262.50)	2,670.00	437.50	(2,232.50)	750.00
7510 - Legal Collection	-	250.00	250.00	-	1,750.00	1,750.00	3,000.00
7580 - HB1137 Compliance	-	-	-	350.00	-	(350.00)	-

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7600 - Miscellaneous	-	19.42	19.42	-	135.94	135.94	233.00
7900 - Bank Charges	-	1.67	1.67	-	11.69	11.69	20.00
7950 - Community Activities	-	12.50	12.50	-	87.50	87.50	150.00
Total Administration Expense	3,914.09	5,229.27	1,315.18	60,237.99	36,604.89	(23,633.10)	62,751.00
Reserve Activity							
8000 - Reserve Contributions	-	2,166.67	2,166.67	-	15,166.69	15,166.69	26,000.00
Total Reserve Activity	-	2,166.67	2,166.67	-	15,166.69	15,166.69	26,000.00
Total Expense	12,729.87	21,683.36	8,953.49	311,133.52	151,783.52	(159,350.00)	260,200.00
Operating Net Total	6,704.76	(.02)	6,704.78	(175,062.40)	(.14)	(175,062.26)	-

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Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Activity							
8100 - Reserve Interest Income	38.46	-	38.46	334.34	-	334.34	-
Total Reserve Activity	38.46	-	38.46	334.34	-	334.34	-
Total Income	38.46	-	38.46	334.34	-	334.34	-
Reserve Expense							
Reserve Activity							
8000 - Reserve Contributions	(2,166.67)	-	2,166.67	(15,166.69)	-	15,166.69	-
8500 - Reserve Expenses	-	-	-	33,175.00	-	(33,175.00)	-
Total Reserve Activity	(2,166.67)	-	2,166.67	18,008.31	-	(18,008.31)	-
Total Expense	(2,166.67)	-	2,166.67	18,008.31	-	(18,008.31)	-
Reserve Net Total	2,205.13	-	2,205.13	(17,673.97)	-	(17,673.97)	-
Net Total	8,909.89	(.02)	8,909.91	(192,736.37)	(.14)	(192,736.23)	-