

Columbine Townhouses Five HOA, Inc

Balance Sheet For 2/28/2023

Assets

Mutual of Omaha Bank Operating	(\$41,370.18)
Mutual of Omaha - Reserve Acct	\$118,533.26
Accounts Receivable	\$1,665.00
Allowance for Doubtful Account	(\$2,082.44)
Due to Reserves from Operating	\$80,000.00
Prepaid Expenses	\$13,258.99

Total Assets

	<u>\$170,004.63</u>
Total Assets	<u>\$170,004.63</u>

Liabilities

Accounts Payable	\$73,401.66
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	\$6,153.37
Suspense	\$503.00

Total Liabilities

\$169,718.03

Equity

Net Income	(\$177,897.07)
Retained Earnings	\$130,578.11
Retained Earnings - Reserve	(\$74,313.69)
Fund Balance - Def Repl Rsv	\$121,919.25

Total Equity

\$286.60

Total Liabilities / Equity

\$170,004.63

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 2/1/2023 - 2/28/2023

	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	-	194,400.00	194,400.00	-	259,200.00
4020 - Violation Income	-	41.67	(41.67)	-	375.03	(375.03)	500.00
4100 - Late Fee Income	20.00	41.67	(21.67)	70.00	375.03	(305.03)	500.00
4400 - Miscellaneous Income	1,672.00	-	1,672.00	3,344.00	-	3,344.00	-
4450 - Interest Income - Operating	.82	-	.82	14.55	-	14.55	-
4500 - Reserve Income	-	-	-	(15,166.69)	-	(15,166.69)	-
Total Income	23,292.82	21,683.34	1,609.48	182,661.86	195,150.06	(12,488.20)	260,200.00
Total Income	23,292.82	21,683.34	1,609.48	182,661.86	195,150.06	(12,488.20)	260,200.00

Operating Expense

Utilities Expense							
5050 - Electric	183.34	200.00	16.66	1,433.85	1,800.00	366.15	2,400.00
5100 - Water	1,421.58	2,916.67	1,495.09	36,885.31	26,250.03	(10,635.28)	35,000.00
5150 - Sewer	-	1,250.00	1,250.00	-	11,250.00	11,250.00	15,000.00
5400 - Trash Removal	935.00	1,125.00	190.00	13,070.30	10,125.00	(2,945.30)	13,500.00
Total Utilities Expense	2,539.92	5,491.67	2,951.75	51,389.46	49,425.03	(1,964.43)	65,900.00

Maintenance Expense							
6000 - Building Maint.	-	424.92	424.92	120,451.56	3,824.28	(116,627.28)	5,099.00
6100 - Garage Maintenance	5,982.50	125.00	(5,857.50)	11,041.37	1,125.00	(9,916.37)	1,500.00
6200 - Roof & Gutter Maint	-	666.67	666.67	2,220.00	6,000.03	3,780.03	8,000.00
6500 - Landscape Contract	-	2,408.33	2,408.33	19,716.12	21,674.97	1,958.85	28,900.00
6525 - Irrigation Repairs	(304.00)	708.33	1,012.33	10,407.84	6,374.97	(4,032.87)	8,500.00
6550 - Plants/Trees	-	333.33	333.33	690.10	2,999.97	2,309.87	4,000.00
6575 - Misc Grounds Improvements	-	-	-	16,945.03	-	(16,945.03)	-
6600 - Parking Lot Maintenance	-	366.67	366.67	-	3,300.03	3,300.03	4,400.00
6605 - Concrete Repairs	-	1,000.00	1,000.00	19,211.20	9,000.00	(10,211.20)	12,000.00
6610 - Fence Maintenance	-	750.00	750.00	11,471.50	6,750.00	(4,721.50)	9,000.00
6650 - Pest Control	-	20.83	20.83	-	187.47	187.47	250.00
6700 - Snow Removal	(10,464.08)	1,666.67	12,130.75	6,987.13	15,000.03	8,012.90	20,000.00
6750 - Lighting Maintenance	180.40	41.67	(138.73)	257.40	375.03	117.63	500.00
6800 - Misc Grounds Maint	296.60	283.33	(13.27)	7,880.11	2,549.97	(5,330.14)	3,400.00
Total Maintenance Expense	(4,308.58)	8,795.75	13,104.33	227,279.36	79,161.75	(148,117.61)	105,549.00

Administration Expense							
7000 - Management	1,771.17	1,771.17	-	15,940.53	15,940.53	-	21,254.00
7100 - Administration	358.31	166.67	(191.64)	2,843.54	1,500.03	(1,343.51)	2,000.00
7200 - Insurance	-	2,778.67	2,778.67	42,479.11	25,008.03	(17,471.08)	33,344.00
7300 - Audit/Tax Return	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
7500 - General Counsel	-	62.50	62.50	2,670.00	562.50	(2,107.50)	750.00
7510 - Legal Collection	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00

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Statement of Revenues and Expenses 2/1/2023 - 2/28/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7580 - HB1137 Compliance	-	-	-	350.00	-	(350.00)	-
7600 - Miscellaneous	-	19.42	19.42	-	174.78	174.78	233.00
7900 - Bank Charges	-	1.67	1.67	-	15.03	15.03	20.00
7950 - Community Activities	-	12.50	12.50	-	112.50	112.50	150.00
Total Administration Expense	2,129.48	5,229.27	3,099.79	64,283.18	47,063.43	(17,219.75)	62,751.00
Reserve Activity							
8000 - Reserve Contributions	-	2,166.67	2,166.67	-	19,500.03	19,500.03	26,000.00
Total Reserve Activity	-	2,166.67	2,166.67	-	19,500.03	19,500.03	26,000.00
Total Expense	360.82	21,683.36	21,322.54	342,952.00	195,150.24	(147,801.76)	260,200.00
Operating Net Total	22,932.00	(.02)	22,932.02	(160,290.14)	(.18)	(160,289.96)	-

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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	31.82	-	31.82	401.38	-	401.38	-
Total Reserve Activity	31.82	-	31.82	401.38	-	401.38	-
Total Income	31.82	-	31.82	401.38	-	401.38	-
Reserve Expense							
Reserve Activity							
8000 - Reserve Contributions	-	-	-	(15,166.69)	-	15,166.69	-
8500 - Reserve Expenses	-	-	-	33,175.00	-	(33,175.00)	-
Total Reserve Activity	-	-	-	18,008.31	-	(18,008.31)	-
Total Expense	-	-	-	18,008.31	-	(18,008.31)	-
Reserve Net Total	31.82	-	31.82	(17,606.93)	-	(17,606.93)	-
Net Total	22,963.82	(.02)	22,963.84	(177,897.07)	(.18)	(177,896.89)	-