

Columbine Townhouses Five HOA, Inc

Balance Sheet For 3/31/2023

Assets

Mutual of Omaha Bank Operating	(\$25,914.72)
Mutual of Omaha - Reserve Acct	\$118,568.50
Accounts Receivable	\$1,250.00
Allowance for Doubtful Account	(\$2,082.44)
Due to Reserves from Operating	\$80,000.00
Prepaid Expenses	\$13,258.99

Total Assets

	\$185,080.33
Total Assets	\$185,080.33

Liabilities

Accounts Payable	\$79,439.36
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	\$7,084.37
Suspense	\$503.00

Total Liabilities

\$176,686.73

Equity

Net Income	(\$169,790.07)
Retained Earnings	\$130,578.11
Retained Earnings - Reserve	(\$74,313.69)
Fund Balance - Def Repl Rsv	\$121,919.25

Total Equity

\$8,393.60

Total Liabilities / Equity

\$185,080.33

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 3/1/2023 - 3/31/2023

	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	-	216,000.00	216,000.00	-	259,200.00
4020 - Violation Income	-	41.67	(41.67)	-	416.70	(416.70)	500.00
4100 - Late Fee Income	15.00	41.67	(26.67)	85.00	416.70	(331.70)	500.00
4400 - Miscellaneous Income	40.00	-	40.00	3,384.00	-	3,384.00	-
4450 - Interest Income - Operating	.55	-	.55	15.10	-	15.10	-
4500 - Reserve Income	-	-	-	(15,166.69)	-	(15,166.69)	-
Total Income	21,655.55	21,683.34	(27.79)	204,317.41	216,833.40	(12,515.99)	260,200.00
Total Income	21,655.55	21,683.34	(27.79)	204,317.41	216,833.40	(12,515.99)	260,200.00

Operating Expense

Utilities Expense							
5050 - Electric	187.82	200.00	12.18	1,621.67	2,000.00	378.33	2,400.00
5100 - Water	2,068.05	2,916.67	848.62	38,953.36	29,166.70	(9,786.66)	35,000.00
5150 - Sewer	-	1,250.00	1,250.00	-	12,500.00	12,500.00	15,000.00
5400 - Trash Removal	199.70	1,125.00	925.30	13,270.00	11,250.00	(2,020.00)	13,500.00
Total Utilities Expense	2,455.57	5,491.67	3,036.10	53,845.03	54,916.70	1,071.67	65,900.00

Maintenance Expense							
6000 - Building Maint.	910.00	424.92	(485.08)	121,361.56	4,249.20	(117,112.36)	5,099.00
6100 - Garage Maintenance	99.00	125.00	26.00	11,140.37	1,250.00	(9,890.37)	1,500.00
6200 - Roof & Gutter Maint	3,600.00	666.67	(2,933.33)	5,820.00	6,666.70	846.70	8,000.00
6500 - Landscape Contract	-	2,408.33	2,408.33	19,716.12	24,083.30	4,367.18	28,900.00
6525 - Irrigation Repairs	-	708.33	708.33	10,407.84	7,083.30	(3,324.54)	8,500.00
6550 - Plants/Trees	-	333.33	333.33	690.10	3,333.30	2,643.20	4,000.00
6575 - Misc Grounds Improvements	4,310.00	-	(4,310.00)	21,255.03	-	(21,255.03)	-
6600 - Parking Lot Maintenance	-	366.67	366.67	-	3,666.70	3,666.70	4,400.00
6605 - Concrete Repairs	-	1,000.00	1,000.00	19,211.20	10,000.00	(9,211.20)	12,000.00
6610 - Fence Maintenance	-	750.00	750.00	11,471.50	7,500.00	(3,971.50)	9,000.00
6650 - Pest Control	-	20.83	20.83	-	208.30	208.30	250.00
6700 - Snow Removal	-	1,666.67	1,666.67	6,987.13	16,666.70	9,679.57	20,000.00
6750 - Lighting Maintenance	-	41.67	41.67	257.40	416.70	159.30	500.00
6800 - Misc Grounds Maint	-	283.33	283.33	7,880.11	2,833.30	(5,046.81)	3,400.00
Total Maintenance Expense	8,919.00	8,795.75	(123.25)	236,198.36	87,957.50	(148,240.86)	105,549.00

Administration Expense							
7000 - Management	1,771.17	1,771.17	-	17,711.70	17,711.70	-	21,254.00
7100 - Administration	438.05	166.67	(271.38)	3,281.59	1,666.70	(1,614.89)	2,000.00
7200 - Insurance	-	2,778.67	2,778.67	42,479.11	27,786.70	(14,692.41)	33,344.00
7300 - Audit/Tax Return	-	166.67	166.67	-	1,666.70	1,666.70	2,000.00
7500 - General Counsel	-	62.50	62.50	2,670.00	625.00	(2,045.00)	750.00
7510 - Legal Collection	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00

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Statement of Revenues and Expenses 3/1/2023 - 3/31/2023

	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	-	194.20	194.20	233.00
7900 - Bank Charges	-	1.67	1.67	-	16.70	16.70	20.00
7950 - Community Activities	-	12.50	12.50	-	125.00	125.00	150.00
Total Administration Expense	2,209.22	5,229.27	3,020.05	66,492.40	52,292.70	(14,199.70)	62,751.00
Reserve Activity							
8000 - Reserve Contributions	-	2,166.67	2,166.67	-	21,666.70	21,666.70	26,000.00
Total Reserve Activity	-	2,166.67	2,166.67	-	21,666.70	21,666.70	26,000.00
Total Expense	13,583.79	21,683.36	8,099.57	356,535.79	216,833.60	(139,702.19)	260,200.00
Operating Net Total	8,071.76	(.02)	8,071.78	(152,218.38)	(.20)	(152,218.18)	-

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Statement of Revenues and Expenses 3/1/2023 - 3/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Activity							
8100 - Reserve Interest Income	35.24	-	35.24	436.62	-	436.62	-
Total Reserve Activity	35.24	-	35.24	436.62	-	436.62	-
Total Income	35.24	-	35.24	436.62	-	436.62	-
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	35.24	-	35.24	(17,571.69)	-	(17,571.69)	-
Net Total	8,107.00	(.02)	8,107.02	(169,790.07)	(.20)	(169,789.87)	-