

Columbine Townhouses Five HOA, Inc

Balance Sheet For 5/31/2023

Assets

Mutual of Omaha Bank Operating	(\$36,024.34)
Mutual of Omaha - Reserve Acct	\$56,607.62
Accounts Receivable	\$1,175.00
Allowance for Doubtful Account	(\$2,082.44)
Due to Reserves from Operating	\$142,000.00
Prepaid Expenses	\$13,258.99

Total Assets

	\$174,934.83
Total Assets	\$174,934.83

Liabilities

Accounts Payable	\$21,923.71
Assessment Reserves	\$9,660.00
Due to Reserves	\$142,000.00
Due to Special Assess from Ope	(\$810.00)
Due to Oper from Special Asses	\$810.00
Prepaid Assessments	\$6,274.37
Suspense	\$503.00

Total Liabilities

\$180,361.08

Equity

Net Income	(\$183,609.92)
Retained Earnings	\$130,578.11
Retained Earnings - Reserve	(\$74,313.69)
Fund Balance - Def Repl Rsv	\$121,919.25

Total Equity

(\$5,426.25)

Total Liabilities / Equity

\$174,934.83

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 5/1/2023 - 5/31/2023

	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	-	259,200.00	259,200.00	-	259,200.00
4020 - Violation Income	-	41.63	(41.63)	-	500.00	(500.00)	500.00
4100 - Late Fee Income	10.00	41.63	(31.63)	115.00	500.00	(385.00)	500.00
4400 - Miscellaneous Income	-	-	-	3,384.00	-	3,384.00	-
4450 - Interest Income - Operating	3.42	-	3.42	20.42	-	20.42	-
4500 - Reserve Income	-	-	-	(15,166.69)	-	(15,166.69)	-
4850 - Bank Charges	-	-	-	10.00	-	10.00	-
Total Income	21,613.42	21,683.26	(69.84)	247,562.73	260,200.00	(12,637.27)	260,200.00
Total Income	21,613.42	21,683.26	(69.84)	247,562.73	260,200.00	(12,637.27)	260,200.00

Operating Expense

Utilities Expense

5050 - Electric	184.49	200.00	15.51	2,194.68	2,400.00	205.32	2,400.00
5100 - Water	-	2,916.63	2,916.63	40,509.24	35,000.00	(5,509.24)	35,000.00
5150 - Sewer	17,358.48	1,250.00	(16,108.48)	17,358.48	15,000.00	(2,358.48)	15,000.00
5400 - Trash Removal	2,170.00	1,125.00	(1,045.00)	17,705.00	13,500.00	(4,205.00)	13,500.00
Total Utilities Expense	19,712.97	5,491.63	(14,221.34)	77,767.40	65,900.00	(11,867.40)	65,900.00

Maintenance Expense

6000 - Building Maint.	1,085.00	424.88	(660.12)	123,139.56	5,099.00	(118,040.56)	5,099.00
6100 - Garage Maintenance	-	125.00	125.00	11,140.37	1,500.00	(9,640.37)	1,500.00
6200 - Roof & Gutter Maint	580.10	666.63	86.53	6,400.10	8,000.00	1,599.90	8,000.00
6300 - Sewer Repairs & Maint	680.00	-	(680.00)	680.00	-	(680.00)	-
6500 - Landscape Contract	4,130.87	2,408.37	(1,722.50)	27,977.86	28,900.00	922.14	28,900.00
6525 - Irrigation Repairs	4,431.57	708.37	(3,723.20)	24,991.88	8,500.00	(16,491.88)	8,500.00
6550 - Plants/Trees	-	333.37	333.37	690.10	4,000.00	3,309.90	4,000.00
6575 - Misc Grounds Improvements	-	-	-	21,255.03	-	(21,255.03)	-
6600 - Parking Lot Maintenance	-	366.63	366.63	-	4,400.00	4,400.00	4,400.00
6605 - Concrete Repairs	-	1,000.00	1,000.00	19,211.20	12,000.00	(7,211.20)	12,000.00
6610 - Fence Maintenance	1,250.50	750.00	(500.50)	13,187.00	9,000.00	(4,187.00)	9,000.00
6650 - Pest Control	-	20.87	20.87	-	250.00	250.00	250.00
6700 - Snow Removal	-	1,666.63	1,666.63	6,987.13	20,000.00	13,012.87	20,000.00
6750 - Lighting Maintenance	-	41.63	41.63	257.40	500.00	242.60	500.00
6800 - Misc Grounds Maint	-	283.37	283.37	7,880.11	3,400.00	(4,480.11)	3,400.00
Total Maintenance Expense	12,158.04	8,795.75	(3,362.29)	263,797.74	105,549.00	(158,248.74)	105,549.00

Administration Expense

7000 - Management	1,771.17	1,771.13	(.04)	21,254.04	21,254.00	(.04)	21,254.00
7100 - Administration	269.75	166.63	(103.12)	3,769.79	2,000.00	(1,769.79)	2,000.00
7200 - Insurance	-	2,778.63	2,778.63	42,479.11	33,344.00	(9,135.11)	33,344.00
7300 - Audit/Tax Return	-	166.63	166.63	-	2,000.00	2,000.00	2,000.00

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 5/1/2023 - 5/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7500 - General Counsel	891.50	62.50	(829.00)	4,212.00	750.00	(3,462.00)	750.00
7510 - Legal Collection	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
7580 - HB1137 Compliance	-	-	-	350.00	-	(350.00)	-
7600 - Miscellaneous	-	19.38	19.38	-	233.00	233.00	233.00
7900 - Bank Charges	-	1.63	1.63	10.00	20.00	10.00	20.00
7950 - Community Activities	-	12.50	12.50	-	150.00	150.00	150.00
Total Administration Expense	2,932.42	5,229.03	2,296.61	72,074.94	62,751.00	(9,323.94)	62,751.00
Reserve Activity							
8000 - Reserve Contributions	-	2,166.63	2,166.63	-	26,000.00	26,000.00	26,000.00
Total Reserve Activity	-	2,166.63	2,166.63	-	26,000.00	26,000.00	26,000.00
Total Expense	34,803.43	21,683.04	(13,120.39)	413,640.08	260,200.00	(153,440.08)	260,200.00
Operating Net Total	(13,190.01)	.22	(13,190.23)	(166,077.35)	-	(166,077.35)	-

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Statement of Revenues and Expenses 5/1/2023 - 5/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Activity							
8100 - Reserve Interest Income	14.42	-	14.42	475.74	-	475.74	-
Total Reserve Activity	14.42	-	14.42	475.74	-	475.74	-
Total Income	14.42	-	14.42	475.74	-	475.74	-
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	14.42	-	14.42	(17,532.57)	-	(17,532.57)	-
Net Total	(13,175.59)	.22	(13,175.81)	(183,609.92)	-	(183,609.92)	-