

# Columbine Townhouses Five HOA, Inc

Balance Sheet For 12/31/2023

## Assets

Mutual of Omaha Bank Operating	(\$9,541.42)
Mutual of Omaha - Reserve Acct	\$25,336.71
Accounts Receivable	\$304,493.82
Allowance for Doubtful Account	(\$2,082.44)
Due from Reserves	\$30,758.48
Due to Reserves from Operating	\$111,241.52
Prepaid Expenses	\$13,258.99

## Total Assets

	<u>\$473,465.66</u>
<b>Total Assets</b>	<u><u>\$473,465.66</u></u>

## Liabilities

Accounts Payable	\$4,516.57
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	\$1,283.19
Suspense	\$503.00

## Total Liabilities

	<u>\$157,962.76</u>
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## Equity

Net Income	\$321,609.15
Retained Earnings	(\$53,711.81)
Retained Earnings - Reserve	(\$74,313.69)
Fund Balance - Def Repl Rsv	\$121,919.25

## Total Equity

	<u>\$315,502.90</u>
<b>Total Liabilities / Equity</b>	<u><u>\$473,465.66</u></u>

# Columbine Townhouses Five HOA, Inc

## Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
4000 - Assessment Income	25,200.00	25,200.00	-	176,400.00	176,400.00	-	302,400.00
4020 - Violation Income	-	41.67	(41.67)	-	291.69	(291.69)	500.00
4100 - Late Fee Income	10.00	41.67	(31.67)	145.00	291.69	(146.69)	500.00
4300 - Special Assessment Income	324,000.00	-	324,000.00	324,000.00	-	324,000.00	-
4450 - Interest Income - Operating	1.62	-	1.62	7.14	-	7.14	-
4699 - HOA LOC loan income	71,280.00	-	71,280.00	71,280.00	-	71,280.00	-
4850 - Bank Charges	-	-	-	70.00	-	70.00	-
<b>Total Income</b>	<b>420,491.62</b>	<b>25,283.34</b>	<b>395,208.28</b>	<b>571,902.14</b>	<b>176,983.38</b>	<b>394,918.76</b>	<b>303,400.00</b>
<b>Total Income</b>	<b>420,491.62</b>	<b>25,283.34</b>	<b>395,208.28</b>	<b>571,902.14</b>	<b>176,983.38</b>	<b>394,918.76</b>	<b>303,400.00</b>

### Operating Expense

<b>Utilities Expense</b>							
5050 - Electric	167.66	200.00	32.34	1,425.67	1,400.00	(25.67)	2,400.00
5100 - Water	2,715.49	2,916.67	201.18	25,650.69	20,416.69	(5,234.00)	35,000.00
5150 - Sewer	-	1,433.33	1,433.33	-	10,033.31	10,033.31	17,200.00
5400 - Trash Removal	1,028.50	1,458.33	429.83	11,880.50	10,208.31	(1,672.19)	17,500.00
<b>Total Utilities Expense</b>	<b>3,911.65</b>	<b>6,008.33</b>	<b>2,096.68</b>	<b>38,956.86</b>	<b>42,058.31</b>	<b>3,101.45</b>	<b>72,100.00</b>

<b>Maintenance Expense</b>							
6000 - Building Maint.	24,420.83	1,666.67	(22,754.16)	50,783.81	11,666.69	(39,117.12)	20,000.00
6100 - Garage Maintenance	-	333.33	333.33	852.06	2,333.31	1,481.25	4,000.00
6200 - Roof & Gutter Maint	-	608.33	608.33	2,362.20	4,258.31	1,896.11	7,300.00
6300 - Sewer Repairs & Maint	279.50	-	(279.50)	1,270.50	-	(1,270.50)	-
6500 - Landscape Contract	-	2,753.83	2,753.83	20,654.35	19,276.81	(1,377.54)	33,046.00
6525 - Irrigation Repairs	-	708.33	708.33	11,227.55	4,958.31	(6,269.24)	8,500.00
6550 - Plants/Trees	-	266.67	266.67	-	1,866.69	1,866.69	3,200.00
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	(8,800.00)	7,000.00	15,800.00	12,000.00
6610 - Fence Maintenance	-	750.00	750.00	585.00	5,250.00	4,665.00	9,000.00
6650 - Pest Control	-	24.83	24.83	-	173.81	173.81	298.00
6700 - Snow Removal	3,737.50	2,083.33	(1,654.17)	18,883.00	14,583.31	(4,299.69)	25,000.00
6750 - Lighting Maintenance	129.00	41.67	(87.33)	373.50	291.69	(81.81)	500.00
6800 - Misc Grounds Maint	-	291.67	291.67	5,181.68	2,041.69	(3,139.99)	3,500.00
6900 - Contingency	-	2.67	2.67	-	18.69	18.69	32.00
<b>Total Maintenance Expense</b>	<b>28,566.83</b>	<b>10,898.00</b>	<b>(17,668.83)</b>	<b>103,373.65</b>	<b>76,286.00</b>	<b>(27,087.65)</b>	<b>130,776.00</b>

<b>Administration Expense</b>							
7000 - Management	1,771.07	1,771.17	.10	12,398.09	12,398.19	.10	21,254.00
7100 - Administration	741.42	166.67	(574.75)	3,385.90	1,166.69	(2,219.21)	2,000.00
7200 - Insurance	8,466.87	3,541.67	(4,925.20)	82,459.87	24,791.69	(57,668.18)	42,500.00
7300 - Audit/Tax Return	-	33.33	33.33	450.00	233.31	(216.69)	400.00

# Columbine Townhouses Five HOA, Inc

## Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
7500 - General Counsel	299.37	166.67	(132.70)	2,686.19	1,166.69	(1,519.50)	2,000.00
7510 - Legal Collection	-	83.33	83.33	-	583.31	583.31	1,000.00
7600 - Miscellaneous	-	16.67	16.67	-	116.69	116.69	200.00
7900 - Bank Charges	10.00	1.67	(8.33)	90.00	11.69	(78.31)	20.00
7950 - Community Activities	-	12.50	12.50	-	87.50	87.50	150.00
<b>Total Administration Expense</b>	<b>11,288.73</b>	<b>5,793.68</b>	<b>(5,495.05)</b>	<b>101,470.05</b>	<b>40,555.76</b>	<b>(60,914.29)</b>	<b>69,524.00</b>
<b>Reserve Activity</b>							
8000 - Reserve Contributions	-	2,583.33	2,583.33	-	18,083.31	18,083.31	31,000.00
8530 - Reserve - Concrete	-	-	-	5,980.00	-	(5,980.00)	-
<b>Total Reserve Activity</b>	<b>-</b>	<b>2,583.33</b>	<b>2,583.33</b>	<b>5,980.00</b>	<b>18,083.31</b>	<b>12,103.31</b>	<b>31,000.00</b>
<b>Total Expense</b>	<b>43,767.21</b>	<b>25,283.34</b>	<b>(18,483.87)</b>	<b>249,780.56</b>	<b>176,983.38</b>	<b>(72,797.18)</b>	<b>303,400.00</b>
<b>Operating Net Total</b>	<b>376,724.41</b>	<b>-</b>	<b>376,724.41</b>	<b>322,121.58</b>	<b>-</b>	<b>322,121.58</b>	<b>-</b>

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## Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Reserve Activity</b>							
8100 - Reserve Interest Income	6.60	-	6.60	71.04	-	71.04	-
<b>Total Reserve Activity</b>	<b>6.60</b>	<b>-</b>	<b>6.60</b>	<b>71.04</b>	<b>-</b>	<b>71.04</b>	<b>-</b>
<b>Total Income</b>	<b>6.60</b>	<b>-</b>	<b>6.60</b>	<b>71.04</b>	<b>-</b>	<b>71.04</b>	<b>-</b>
<b>Reserve Expense</b>							
<b>Maintenance Expense</b>							
6525 - Irrigation Repairs	-	-	-	583.47	-	(583.47)	-
<b>Total Maintenance Expense</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>583.47</b>	<b>-</b>	<b>(583.47)</b>	<b>-</b>
<b>Total Expense</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>583.47</b>	<b>-</b>	<b>(583.47)</b>	<b>-</b>
<b>Reserve Net Total</b>	<b>6.60</b>	<b>-</b>	<b>6.60</b>	<b>(512.43)</b>	<b>-</b>	<b>(512.43)</b>	<b>-</b>
<b>Net Total</b>	<b>376,731.01</b>	<b>-</b>	<b>376,731.01</b>	<b>321,609.15</b>	<b>-</b>	<b>321,609.15</b>	<b>-</b>