

Columbine Townhouses Five HOA, Inc

Balance Sheet For 1/31/2024

Assets

Mutual of Omaha Bank Operating	\$14,997.95
Mutual of Omaha - Reserve Acct	\$38,094.29
Accounts Receivable	\$267,708.82
Allowance for Doubtful Account	(\$2,082.44)
Due from Reserves	\$40,758.48
Due to Reserves from Operating	\$81,241.52
Prepaid Expenses	\$13,258.99

Total Assets

	<u>\$453,977.61</u>
Total Assets	<u>\$453,977.61</u>

Liabilities

Accounts Payable	\$4,162.04
Assessment Reserves	\$9,660.00
Due to Reserves	\$122,000.00
Due to Special Assess from Ope	(\$810.00)
Due to Oper from Special Asses	\$810.00
Prepaid Assessments	\$1,983.19
Suspense	\$503.00

Total Liabilities

\$138,308.23

Equity

Net Income	\$321,775.63
Retained Earnings	(\$53,711.81)
Retained Earnings - Reserve	(\$74,313.69)
Fund Balance - Def Repl Rsv	\$121,919.25

Total Equity

\$315,669.38

Total Liabilities / Equity

\$453,977.61

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	25,200.00	25,200.00	-	201,600.00	201,600.00	-	302,400.00
4020 - Violation Income	-	41.67	(41.67)	-	333.36	(333.36)	500.00
4100 - Late Fee Income	5.00	41.67	(36.67)	150.00	333.36	(183.36)	500.00
4300 - Special Assessment Income	-	-	-	324,000.00	-	324,000.00	-
4450 - Interest Income - Operating	1.93	-	1.93	9.07	-	9.07	-
4500 - Reserve Income	(2,166.67)	-	(2,166.67)	(2,166.67)	-	(2,166.67)	-
4699 - HOA LOC loan income	-	-	-	71,280.00	-	71,280.00	-
4850 - Bank Charges	-	-	-	70.00	-	70.00	-
Total Income	23,040.26	25,283.34	(2,243.08)	594,942.40	202,266.72	392,675.68	303,400.00
Total Income	23,040.26	25,283.34	(2,243.08)	594,942.40	202,266.72	392,675.68	303,400.00

Operating Expense

Utilities Expense							
5050 - Electric	282.88	200.00	(82.88)	1,708.55	1,600.00	(108.55)	2,400.00
5100 - Water	2,029.09	2,916.67	887.58	27,679.78	23,333.36	(4,346.42)	35,000.00
5150 - Sewer	-	1,433.33	1,433.33	-	11,466.64	11,466.64	17,200.00
5400 - Trash Removal	1,028.50	1,458.33	429.83	12,909.00	11,666.64	(1,242.36)	17,500.00
Total Utilities Expense	3,340.47	6,008.33	2,667.86	42,297.33	48,066.64	5,769.31	72,100.00

Maintenance Expense							
6000 - Building Maint.	8,825.00	1,666.67	(7,158.33)	59,608.81	13,333.36	(46,275.45)	20,000.00
6100 - Garage Maintenance	4,999.60	333.33	(4,666.27)	5,851.66	2,666.64	(3,185.02)	4,000.00
6200 - Roof & Gutter Maint	2,500.00	608.33	(1,891.67)	4,862.20	4,866.64	4.44	7,300.00
6300 - Sewer Repairs & Maint	-	-	-	1,270.50	-	(1,270.50)	-
6500 - Landscape Contract	-	2,753.83	2,753.83	20,654.35	22,030.64	1,376.29	33,046.00
6525 - Irrigation Repairs	-	708.33	708.33	11,227.55	5,666.64	(5,560.91)	8,500.00
6550 - Plants/Trees	-	266.67	266.67	-	2,133.36	2,133.36	3,200.00
6600 - Parking Lot Maintenance	-	366.67	366.67	-	2,933.36	2,933.36	4,400.00
6605 - Concrete Repairs	-	1,000.00	1,000.00	(8,800.00)	8,000.00	16,800.00	12,000.00
6610 - Fence Maintenance	-	750.00	750.00	585.00	6,000.00	5,415.00	9,000.00
6650 - Pest Control	-	24.83	24.83	-	198.64	198.64	298.00
6700 - Snow Removal	1,882.50	2,083.33	200.83	20,765.50	16,666.64	(4,098.86)	25,000.00
6750 - Lighting Maintenance	-	41.67	41.67	373.50	333.36	(40.14)	500.00
6800 - Misc Grounds Maint	-	291.67	291.67	5,181.68	2,333.36	(2,848.32)	3,500.00
6900 - Contingency	-	2.67	2.67	-	21.36	21.36	32.00
Total Maintenance Expense	18,207.10	10,898.00	(7,309.10)	121,580.75	87,184.00	(34,396.75)	130,776.00

Administration Expense							
7000 - Management	1,771.17	1,771.17	-	14,169.26	14,169.36	.10	21,254.00
7100 - Administration	463.96	166.67	(297.29)	3,849.86	1,333.36	(2,516.50)	2,000.00
7200 - Insurance	685.00	3,541.67	2,856.67	83,144.87	28,333.36	(54,811.51)	42,500.00

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7225 - HOA Line of Credit Loan	570.19	-	(570.19)	570.19	-	(570.19)	-
7300 - Audit/Tax Return	-	33.33	33.33	450.00	266.64	(183.36)	400.00
7500 - General Counsel	-	166.67	166.67	2,686.19	1,333.36	(1,352.83)	2,000.00
7510 - Legal Collection	-	83.33	83.33	-	666.64	666.64	1,000.00
7600 - Miscellaneous	-	16.67	16.67	-	133.36	133.36	200.00
7900 - Bank Charges	10.00	1.67	(8.33)	100.00	13.36	(86.64)	20.00
7950 - Community Activities	-	12.50	12.50	-	100.00	100.00	150.00
Total Administration Expense	3,500.32	5,793.68	2,293.36	104,970.37	46,349.44	(58,620.93)	69,524.00
Reserve Activity							
8000 - Reserve Contributions	-	2,583.33	2,583.33	-	20,666.64	20,666.64	31,000.00
8530 - Reserve - Concrete	-	-	-	5,980.00	-	(5,980.00)	-
Total Reserve Activity	-	2,583.33	2,583.33	5,980.00	20,666.64	14,686.64	31,000.00
Total Expense	25,047.89	25,283.34	235.45	274,828.45	202,266.72	(72,561.73)	303,400.00
Operating Net Total	(2,007.63)	-	(2,007.63)	320,113.95	-	320,113.95	-

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Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Activity							
8100 - Reserve Interest Income	7.44	-	7.44	78.48	-	78.48	-
Total Reserve Activity	7.44	-	7.44	78.48	-	78.48	-
Total Income	7.44	-	7.44	78.48	-	78.48	-
Reserve Expense							
Maintenance Expense							
6525 - Irrigation Repairs	-	-	-	583.47	-	(583.47)	-
Total Maintenance Expense	-	-	-	583.47	-	(583.47)	-
Reserve Activity							
8000 - Reserve Contributions	(2,166.67)	-	2,166.67	(2,166.67)	-	2,166.67	-
Total Reserve Activity	(2,166.67)	-	2,166.67	(2,166.67)	-	2,166.67	-
Total Expense	(2,166.67)	-	2,166.67	(1,583.20)	-	1,583.20	-
Reserve Net Total	2,174.11	-	2,174.11	1,661.68	-	1,661.68	-
Net Total	166.48	-	166.48	321,775.63	-	321,775.63	-