

Columbine Townhouses Five HOA, Inc

Balance Sheet For 4/30/2024

Assets

Mutual of Omaha Bank Operating	\$28,031.25
Mutual of Omaha - Reserve Acct	\$57,538.96
Accounts Receivable	\$188,470.26
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>\$407,217.02</u>
Total Assets	<u><u>\$407,217.02</u></u>

Liabilities

Accounts Payable	\$1,754.60
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	\$3,654.63
Suspense	\$503.00

Total Liabilities

\$137,572.23

Equity

Net Income	\$278,747.80
Retained Earnings	(\$56,708.57)
Retained Earnings - Reserve	(\$74,313.69)
Fund Balance - Def Repl Rsv	\$121,919.25

Total Equity

\$269,644.79

Total Liabilities / Equity **\$407,217.02**

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	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	-	277,200.00	277,200.00	-	302,400.00
4020 - Violation Income	-	41.67	(41.67)	-	458.37	(458.37)	500.00
4100 - Late Fee Income	-	41.67	(41.67)	135.00	458.37	(323.37)	500.00
4300 - Special Assessment Income	-	-	-	324,000.00	-	324,000.00	-
4450 - Interest Income - Operating	3.01	-	3.01	17.71	-	17.71	-
4500 - Reserve Income	(20,000.00)	-	(20,000.00)	(22,166.67)	-	(22,166.67)	-
4699 - HOA LOC loan income	-	-	-	71,280.00	-	71,280.00	-
4850 - Bank Charges	-	-	-	70.00	-	70.00	-
Total Income	5,203.01	25,283.34	(20,080.33)	650,536.04	278,116.74	372,419.30	303,400.00
Total Income	5,203.01	25,283.34	(20,080.33)	650,536.04	278,116.74	372,419.30	303,400.00
Operating Expense							
Utilities Expense							
5050 - Electric	264.98	200.00	(64.98)	2,577.67	2,200.00	(377.67)	2,400.00
5100 - Water	1,937.28	2,916.67	979.39	32,682.49	32,083.37	(599.12)	35,000.00
5150 - Sewer	18,226.08	1,433.33	(16,792.75)	18,226.08	15,766.63	(2,459.45)	17,200.00
5400 - Trash Removal	3,339.60	1,458.33	(1,881.27)	19,098.83	16,041.63	(3,057.20)	17,500.00
Total Utilities Expense	23,767.94	6,008.33	(17,759.61)	72,585.07	66,091.63	(6,493.44)	72,100.00
Maintenance Expense							
6000 - Building Maint.	300.00	1,666.67	1,366.67	61,108.81	18,333.37	(42,775.44)	20,000.00
6100 - Garage Maintenance	-	333.33	333.33	8,182.16	3,666.63	(4,515.53)	4,000.00
6200 - Roof & Gutter Maint	-	608.33	608.33	5,037.20	6,691.63	1,654.43	7,300.00
6300 - Sewer Repairs & Maint	340.00	-	(340.00)	1,970.50	-	(1,970.50)	-
6500 - Landscape Contract	4,319.00	2,753.83	(1,565.17)	24,973.35	30,292.13	5,318.78	33,046.00
6525 - Irrigation Repairs	-	708.33	708.33	11,227.55	7,791.63	(3,435.92)	8,500.00
6550 - Plants/Trees	852.88	266.67	(586.21)	3,429.38	2,933.37	(496.01)	3,200.00
6600 - Parking Lot Maintenance	-	366.67	366.67	-	4,033.37	4,033.37	4,400.00
6605 - Concrete Repairs	-	1,000.00	1,000.00	(8,800.00)	11,000.00	19,800.00	12,000.00
6610 - Fence Maintenance	-	750.00	750.00	585.00	8,250.00	7,665.00	9,000.00
6620 - Split Rail Fence	356.00	-	(356.00)	356.00	-	(356.00)	-
6650 - Pest Control	-	24.83	24.83	-	273.13	273.13	298.00
6700 - Snow Removal	-	2,083.33	2,083.33	41,886.00	22,916.63	(18,969.37)	25,000.00
6750 - Lighting Maintenance	-	41.67	41.67	868.35	458.37	(409.98)	500.00
6800 - Misc Grounds Maint	-	291.67	291.67	5,306.18	3,208.37	(2,097.81)	3,500.00
6900 - Contingency	-	2.67	2.67	-	29.37	29.37	32.00
Total Maintenance Expense	6,167.88	10,898.00	4,730.12	156,130.48	119,878.00	(36,252.48)	130,776.00
Administration Expense							
7000 - Management	1,771.17	1,771.17	-	19,482.77	19,482.87	.10	21,254.00
7100 - Administration	223.28	166.67	(56.61)	4,853.11	1,833.37	(3,019.74)	2,000.00

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7200 - Insurance	14,194.42	3,541.67	(10,652.75)	128,044.25	38,958.37	(89,085.88)	42,500.00
7225 - HOA Line of Credit Loan	589.00	-	(589.00)	2,850.19	-	(2,850.19)	-
7300 - Audit/Tax Return	-	33.33	33.33	450.00	366.63	(83.37)	400.00
7500 - General Counsel	272.00	166.67	(105.33)	2,992.19	1,833.37	(1,158.82)	2,000.00
7510 - Legal Collection	-	83.33	83.33	-	916.63	916.63	1,000.00
7600 - Miscellaneous	-	16.67	16.67	-	183.37	183.37	200.00
7900 - Bank Charges	10.00	1.67	(8.33)	110.00	18.37	(91.63)	20.00
7950 - Community Activities	-	12.50	12.50	-	137.50	137.50	150.00
Total Administration Expense	17,059.87	5,793.68	(11,266.19)	158,782.51	63,730.48	(95,052.03)	69,524.00
Reserve Activity							
8000 - Reserve Contributions	-	2,583.33	2,583.33	-	28,416.63	28,416.63	31,000.00
8530 - Reserve - Concrete	-	-	-	5,980.00	-	(5,980.00)	-
Total Reserve Activity	-	2,583.33	2,583.33	5,980.00	28,416.63	22,436.63	31,000.00
Total Expense	46,995.69	25,283.34	(21,712.35)	393,478.06	278,116.74	(115,361.32)	303,400.00
Operating Net Total	(41,792.68)	-	(41,792.68)	257,057.98	-	257,057.98	-

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Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Activity							
8100 - Reserve Interest Income	9.58	-	9.58	106.62	-	106.62	-
Total Reserve Activity	9.58	-	9.58	106.62	-	106.62	-
Total Income	9.58	-	9.58	106.62	-	106.62	-
 Reserve Expense							
Maintenance Expense							
6525 - Irrigation Repairs	-	-	-	583.47	-	(583.47)	-
Total Maintenance Expense	-	-	-	583.47	-	(583.47)	-
Reserve Activity							
8000 - Reserve Contributions	(20,000.00)	-	20,000.00	(22,166.67)	-	22,166.67	-
Total Reserve Activity	(20,000.00)	-	20,000.00	(22,166.67)	-	22,166.67	-
Total Expense	(20,000.00)	-	20,000.00	(21,583.20)	-	21,583.20	-
 Reserve Net Total	 20,009.58	 -	 20,009.58	 21,689.82	 -	 21,689.82	 -
Net Total	(21,783.10)	-	(21,783.10)	278,747.80	-	278,747.80	-