

Columbine Townhouses Five HOA, Inc

Balance Sheet For 7/31/2024

Assets

Mutual of Omaha Bank Operating	\$1,275,988.75
Mutual of Omaha - Reserve Acct	\$164,737.47
Accounts Receivable	\$301,674.15
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>\$1,875,576.92</u>
Total Assets	<u>\$1,875,576.92</u>

Liabilities

Accounts Payable	\$14,262.72
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	\$24,120.41
Suspense	\$503.00

Total Liabilities

\$170,546.13

Equity

Net Income	\$1,450,838.28
Retained Earnings	\$206,586.95
Retained Earnings - Reserve	(\$74,313.69)
Fund Balance - Def Repl Rsv	\$121,919.25

Total Equity

	<u>\$1,705,030.79</u>
Total Liabilities / Equity	<u>\$1,875,576.92</u>

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	43,200.00	25,200.00	18,000.00	86,400.00	50,400.00	36,000.00	302,400.00
4020 - Violation Income	-	41.67	(41.67)	-	83.34	(83.34)	500.00
4075 - HAILSTORM SPECIAL ASSESSMENT	498,385.09	-	498,385.09	498,385.09	-	498,385.09	-
4100 - Late Fee Income	(10.00)	41.67	(51.67)	(10.00)	83.34	(93.34)	500.00
4110 - Late Fee Interest Income	1,484.93	-	1,484.93	1,484.93	-	1,484.93	-
4325 - Roofing Special Assessment	941,649.84	-	941,649.84	941,649.84	-	941,649.84	-
4450 - Interest Income - Operating	20.67	-	20.67	26.88	-	26.88	-
4500 - Reserve Income	(5,212.09)	-	(5,212.09)	(10,424.18)	-	(10,424.18)	-
4850 - Bank Charges	-	-	-	10.00	-	10.00	-
Total Income	1,479,518.44	25,283.34	1,454,235.10	1,517,522.56	50,566.68	1,466,955.88	303,400.00
Total Income	1,479,518.44	25,283.34	1,454,235.10	1,517,522.56	50,566.68	1,466,955.88	303,400.00
Operating Expense							
Utilities Expense							
5050 - Electric	176.82	200.00	23.18	358.09	400.00	41.91	2,400.00
5100 - Water	4,652.67	2,916.67	(1,736.00)	7,043.56	5,833.34	(1,210.22)	35,000.00
5150 - Sewer	-	1,433.33	1,433.33	-	2,866.66	2,866.66	17,200.00
5400 - Trash Removal	5,115.69	1,458.33	(3,657.36)	6,291.54	2,916.66	(3,374.88)	17,500.00
Total Utilities Expense	9,945.18	6,008.33	(3,936.85)	13,693.19	12,016.66	(1,676.53)	72,100.00
Maintenance Expense							
6000 - Building Maint.	-	1,666.67	1,666.67	-	3,333.34	3,333.34	20,000.00
6100 - Garage Maintenance	250.00	333.33	83.33	250.00	666.66	416.66	4,000.00
6200 - Roof & Gutter Maint	-	608.33	608.33	-	1,216.66	1,216.66	7,300.00
6500 - Landscape Contract	4,319.00	2,753.83	(1,565.17)	8,638.00	5,507.66	(3,130.34)	33,046.00
6525 - Irrigation Repairs	2,272.57	708.33	(1,564.24)	5,010.92	1,416.66	(3,594.26)	8,500.00
6550 - Plants/Trees	431.00	266.67	(164.33)	431.00	533.34	102.34	3,200.00
6575 - Misc Grounds Improvements	12,770.84	-	(12,770.84)	12,770.84	-	(12,770.84)	-
6600 - Parking Lot Maintenance	-	366.67	366.67	-	733.34	733.34	4,400.00
6605 - Concrete Repairs	-	1,000.00	1,000.00	-	2,000.00	2,000.00	12,000.00
6610 - Fence Maintenance	-	750.00	750.00	124.50	1,500.00	1,375.50	9,000.00
6650 - Pest Control	-	24.83	24.83	-	49.66	49.66	298.00
6700 - Snow Removal	-	2,083.33	2,083.33	-	4,166.66	4,166.66	25,000.00
6750 - Lighting Maintenance	-	41.67	41.67	-	83.34	83.34	500.00
6800 - Misc Grounds Maint	-	291.67	291.67	-	583.34	583.34	3,500.00
6900 - Contingency	-	2.67	2.67	-	5.34	5.34	32.00
Total Maintenance Expense	20,043.41	10,898.00	(9,145.41)	27,225.26	21,796.00	(5,429.26)	130,776.00
Administration Expense							
7000 - Management	1,859.50	1,771.17	(88.33)	3,719.00	3,542.34	(176.66)	21,254.00
7100 - Administration	384.56	166.67	(217.89)	1,511.59	333.34	(1,178.25)	2,000.00

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	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)	28,388.84	7,083.34	(21,305.50)	42,500.00
7225 - HOA Line of Credit Loan	1,127.06	-	(1,127.06)	1,716.06	-	(1,716.06)	-
7300 - Audit/Tax Return	-	33.33	33.33	-	66.66	66.66	400.00
7500 - General Counsel	277.50	166.67	(110.83)	926.50	333.34	(593.16)	2,000.00
7510 - Legal Collection	-	83.33	83.33	-	166.66	166.66	1,000.00
7600 - Miscellaneous	-	16.67	16.67	-	33.34	33.34	200.00
7900 - Bank Charges	10.00	1.67	(8.33)	20.00	3.34	(16.66)	20.00
7950 - Community Activities	-	12.50	12.50	-	25.00	25.00	150.00
Total Administration Expense	17,853.04	5,793.68	(12,059.36)	36,281.99	11,587.36	(24,694.63)	69,524.00
Reserve Activity							
8000 - Reserve Contributions	-	2,583.33	2,583.33	-	5,166.66	5,166.66	31,000.00
Total Reserve Activity	-	2,583.33	2,583.33	-	5,166.66	5,166.66	31,000.00
Total Expense	47,841.63	25,283.34	(22,558.29)	77,200.44	50,566.68	(26,633.76)	303,400.00
Operating Net Total	1,431,676.81	-	1,431,676.81	1,440,322.12	-	1,440,322.12	-

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Activity							
8100 - Reserve Interest Income	47.46	-	47.46	91.98	-	91.98	-
Total Reserve Activity	47.46	-	47.46	91.98	-	91.98	-
Total Income	47.46	-	47.46	91.98	-	91.98	-
 Reserve Expense							
Reserve Activity							
8000 - Reserve Contributions	(5,212.09)	-	5,212.09	(10,424.18)	-	10,424.18	-
Total Reserve Activity	(5,212.09)	-	5,212.09	(10,424.18)	-	10,424.18	-
Total Expense	(5,212.09)	-	5,212.09	(10,424.18)	-	10,424.18	-
Reserve Net Total	5,259.55	-	5,259.55	10,516.16	-	10,516.16	-
Net Total	1,436,936.36	-	1,436,936.36	1,450,838.28	-	1,450,838.28	-