

Columbine Townhouses Five HOA, Inc

Balance Sheet For 1/31/2025

Assets

Mutual of Omaha Bank Operating	\$50,736.02
Mutual of Omaha - Reserve Acct	\$151,717.28
Accounts Receivable	\$88,315.04
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**\$423,944.89****Total Assets****\$423,944.89**

Liabilities

Accounts Payable	\$5,334.44
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	\$8,352.90
Suspense	\$503.00

Total Liabilities**\$145,850.34****Equity**

Net Income	\$23,902.04
Retained Earnings	\$206,586.95
Retained Earnings - Reserve	(\$74,313.69)
Fund Balance - Def Repl Rsv	\$121,919.25

Total Equity**\$278,094.55****Total Liabilities / Equity****\$423,944.89**

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	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	345,600.00	201,600.00	144,000.00	302,400.00
4020 - Violation Income	-	41.67	(41.67)	-	333.36	(333.36)	500.00
4075 - HAILSTORM SPECIAL ASSESSMENT	-	-	-	786,113.13	-	786,113.13	-
4100 - Late Fee Income	35.00	41.67	(6.67)	225.00	333.36	(108.36)	500.00
4110 - Late Fee Interest Income	-	-	-	2,280.52	-	2,280.52	-
4325 - Roofing Special Assessment	-	-	-	941,649.84	-	941,649.84	-
4450 - Interest Income - Operating	2.79	-	2.79	193.80	-	193.80	-
4500 - Reserve Income	-	-	-	(36,484.63)	-	(36,484.63)	-
4850 - Bank Charges	-	-	-	100.00	-	100.00	-
Total Income	43,237.79	25,283.34	17,954.45	2,039,677.66	202,266.72	1,837,410.94	303,400.00
Total Income	43,237.79	25,283.34	17,954.45	2,039,677.66	202,266.72	1,837,410.94	303,400.00

Operating Expense

Utilities Expense

5050 - Electric	178.90	200.00	21.10	1,572.47	1,600.00	27.53	2,400.00
5100 - Water	2,460.22	2,916.67	456.45	29,411.70	23,333.36	(6,078.34)	35,000.00
5150 - Sewer	-	1,433.33	1,433.33	-	11,466.64	11,466.64	17,200.00
5400 - Trash Removal	1,544.92	1,458.33	(86.59)	11,998.05	11,666.64	(331.41)	17,500.00
5450 - Bank Fees	-	-	-	20.00	-	(20.00)	-
Total Utilities Expense	4,184.04	6,008.33	1,824.29	43,002.22	48,066.64	5,064.42	72,100.00

Maintenance Expense

6000 - Building Maint.	-	1,666.67	1,666.67	-	13,333.36	13,333.36	20,000.00
6100 - Garage Maintenance	219.68	333.33	113.65	3,584.30	2,666.64	(917.66)	4,000.00
6200 - Roof & Gutter Maint	-	608.33	608.33	5,000.00	4,866.64	(133.36)	7,300.00
6500 - Landscape Contract	-	2,753.83	2,753.83	25,914.00	22,030.64	(3,883.36)	33,046.00
6525 - Irrigation Repairs	-	708.33	708.33	16,674.79	5,666.64	(11,008.15)	8,500.00
6550 - Plants/Trees	-	266.67	266.67	431.00	2,133.36	1,702.36	3,200.00
6575 - Misc Grounds Improvements	-	-	-	12,965.34	-	(12,965.34)	-
6600 - Parking Lot Maintenance	-	366.67	366.67	723.36	2,933.36	2,210.00	4,400.00
6605 - Concrete Repairs	-	1,000.00	1,000.00	4,930.00	8,000.00	3,070.00	12,000.00
6610 - Fence Maintenance	-	750.00	750.00	1,549.50	6,000.00	4,450.50	9,000.00
6650 - Pest Control	-	24.83	24.83	-	198.64	198.64	298.00
6700 - Snow Removal	9,280.00	2,083.33	(7,196.67)	14,710.00	16,666.64	1,956.64	25,000.00
6750 - Lighting Maintenance	-	41.67	41.67	5,621.33	333.36	(5,287.97)	500.00
6800 - Misc Grounds Maint	1,222.50	291.67	(930.83)	3,365.76	2,333.36	(1,032.40)	3,500.00
6900 - Contingency	-	2.67	2.67	-	21.36	21.36	32.00
6999 - Hailstorm Damage Repairs	-	-	-	1,684,391.64	-	(1,684,391.64)	-
Total Maintenance Expense	10,722.18	10,898.00	175.82	1,779,861.02	87,184.00	(1,692,677.02)	130,776.00

Administration Expense

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7000 - Management	1,850.50	1,771.17	(79.33)	16,726.50	14,169.36	(2,557.14)	21,254.00
7100 - Administration	329.52	166.67	(162.85)	4,818.98	1,333.36	(3,485.62)	2,000.00
7200 - Insurance	17,880.87	3,541.67	(14,339.20)	92,982.59	28,333.36	(64,649.23)	42,500.00
7225 - HOA Line of Credit Loan	-	-	-	74,187.28	-	(74,187.28)	-
7300 - Audit/Tax Return	-	33.33	33.33	-	266.64	266.64	400.00
7500 - General Counsel	-	166.67	166.67	1,598.00	1,333.36	(264.64)	2,000.00
7510 - Legal Collection	-	83.33	83.33	55.00	666.64	611.64	1,000.00
7600 - Miscellaneous	-	16.67	16.67	-	133.36	133.36	200.00
7900 - Bank Charges	-	1.67	1.67	40.00	13.36	(26.64)	20.00
7950 - Community Activities	-	12.50	12.50	-	100.00	100.00	150.00
Total Administration Expense	20,060.89	5,793.68	(14,267.21)	190,408.35	46,349.44	(144,058.91)	69,524.00
Reserve Activity							
8000 - Reserve Contributions	-	2,583.33	2,583.33	-	20,666.64	20,666.64	31,000.00
Total Reserve Activity	-	2,583.33	2,583.33	-	20,666.64	20,666.64	31,000.00
Total Expense	34,967.11	25,283.34	(9,683.77)	2,013,271.59	202,266.72	(1,811,004.87)	303,400.00
Operating Net Total	8,270.68	-	8,270.68	26,406.07	-	26,406.07	-

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Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Activity							
8100 - Reserve Interest Income	34.79	-	34.79	335.02	-	335.02	-
Total Reserve Activity	34.79	-	34.79	335.02	-	335.02	-
Total Income	34.79	-	34.79	335.02	-	335.02	-
Reserve Expense							
Administration Expense							
7200 - Insurance	-	-	-	39,323.68	-	(39,323.68)	-
Total Administration Expense	-	-	-	39,323.68	-	(39,323.68)	-
Reserve Activity							
8000 - Reserve Contributions	-	-	-	(36,484.63)	-	36,484.63	-
Total Reserve Activity	-	-	-	(36,484.63)	-	36,484.63	-
Total Expense	-	-	-	2,839.05	-	(2,839.05)	-
Reserve Net Total	34.79	-	34.79	(2,504.03)	-	(2,504.03)	-
Net Total	8,305.47	-	8,305.47	23,902.04	-	23,902.04	-