

Columbine Townhouses Five HOA, Inc

Balance Sheet For 9/30/2024

Assets

Mutual of Omaha Bank Operating	\$951,999.90
Mutual of Omaha - Reserve Acct	\$175,259.46
Accounts Receivable	\$113,289.79
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>\$1,373,725.70</u>
Total Assets	<u>\$1,373,725.70</u>

Liabilities

Accounts Payable	(\$12,020.55)
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	\$10,154.43
Suspense	\$503.00

Total Liabilities

\$130,296.88

Equity

Net Income	\$989,236.31
Retained Earnings	\$206,586.95
Retained Earnings - Reserve	(\$74,313.69)
Fund Balance - Def Repl Rsv	\$121,919.25

Total Equity

\$1,243,428.82

Total Liabilities / Equity **\$1,373,725.70**

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	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	172,800.00	100,800.00	72,000.00	302,400.00
4020 - Violation Income	-	41.67	(41.67)	-	166.68	(166.68)	500.00
4075 - HAILSTORM SPECIAL ASSESSMENT	-	-	-	498,385.09	-	498,385.09	-
4100 - Late Fee Income	-	41.67	(41.67)	-	166.68	(166.68)	500.00
4110 - Late Fee Interest Income	-	-	-	551.00	-	551.00	-
4325 - Roofing Special Assessment	-	-	-	941,649.84	-	941,649.84	-
4450 - Interest Income - Operating	40.55	-	40.55	127.34	-	127.34	-
4500 - Reserve Income	(5,212.09)	-	(5,212.09)	(20,848.36)	-	(20,848.36)	-
4850 - Bank Charges	20.00	-	20.00	70.00	-	70.00	-
Total Income	38,048.46	25,283.34	12,765.12	1,592,734.91	101,133.36	1,491,601.55	303,400.00
Total Income	38,048.46	25,283.34	12,765.12	1,592,734.91	101,133.36	1,491,601.55	303,400.00

Operating Expense

Utilities Expense							
5050 - Electric	181.07	200.00	18.93	712.53	800.00	87.47	2,400.00
5100 - Water	5,164.02	2,916.67	(2,247.35)	17,342.38	11,666.68	(5,675.70)	35,000.00
5150 - Sewer	-	1,433.33	1,433.33	-	5,733.32	5,733.32	17,200.00
5400 - Trash Removal	974.88	1,458.33	483.45	6,438.57	5,833.32	(605.25)	17,500.00
Total Utilities Expense	6,319.97	6,008.33	(311.64)	24,493.48	24,033.32	(460.16)	72,100.00

Maintenance Expense							
6000 - Building Maint.	-	1,666.67	1,666.67	-	6,666.68	6,666.68	20,000.00
6100 - Garage Maintenance	-	333.33	333.33	753.06	1,333.32	580.26	4,000.00
6200 - Roof & Gutter Maint	-	608.33	608.33	-	2,433.32	2,433.32	7,300.00
6500 - Landscape Contract	4,319.00	2,753.83	(1,565.17)	17,276.00	11,015.32	(6,260.68)	33,046.00
6525 - Irrigation Repairs	3,384.60	708.33	(2,676.27)	12,002.23	2,833.32	(9,168.91)	8,500.00
6550 - Plants/Trees	-	266.67	266.67	431.00	1,066.68	635.68	3,200.00
6575 - Misc Grounds Improvements	-	-	-	12,965.34	-	(12,965.34)	-
6600 - Parking Lot Maintenance	-	366.67	366.67	-	1,466.68	1,466.68	4,400.00
6605 - Concrete Repairs	-	1,000.00	1,000.00	-	4,000.00	4,000.00	12,000.00
6610 - Fence Maintenance	-	750.00	750.00	124.50	3,000.00	2,875.50	9,000.00
6650 - Pest Control	-	24.83	24.83	-	99.32	99.32	298.00
6700 - Snow Removal	-	2,083.33	2,083.33	-	8,333.32	8,333.32	25,000.00
6750 - Lighting Maintenance	-	41.67	41.67	-	166.68	166.68	500.00
6800 - Misc Grounds Maint	-	291.67	291.67	198.00	1,166.68	968.68	3,500.00
6900 - Contingency	-	2.67	2.67	-	10.68	10.68	32.00
6999 - Hailstorm Damage Repairs	-	-	-	499,764.23	-	(499,764.23)	-
Total Maintenance Expense	7,703.60	10,898.00	3,194.40	543,514.36	43,592.00	(499,922.36)	130,776.00

Administration Expense							
7000 - Management	1,859.50	1,771.17	(88.33)	7,438.00	7,084.68	(353.32)	21,254.00

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7100 - Administration	450.75	166.67	(284.08)	2,256.22	666.68	(1,589.54)	2,000.00
7200 - Insurance	14,546.45	3,541.67	(11,004.78)	42,935.29	14,166.68	(28,768.61)	42,500.00
7225 - HOA Line of Credit Loan	579.73	-	(579.73)	2,877.90	-	(2,877.90)	-
7300 - Audit/Tax Return	-	33.33	33.33	-	133.32	133.32	400.00
7500 - General Counsel	-	166.67	166.67	926.50	666.68	(259.82)	2,000.00
7510 - Legal Collection	55.00	83.33	28.33	55.00	333.32	278.32	1,000.00
7600 - Miscellaneous	-	16.67	16.67	-	66.68	66.68	200.00
7900 - Bank Charges	10.00	1.67	(8.33)	40.00	6.68	(33.32)	20.00
7950 - Community Activities	-	12.50	12.50	-	50.00	50.00	150.00
Total Administration Expense	17,501.43	5,793.68	(11,707.75)	56,528.91	23,174.72	(33,354.19)	69,524.00
Reserve Activity							
8000 - Reserve Contributions	-	2,583.33	2,583.33	-	10,333.32	10,333.32	31,000.00
Total Reserve Activity	-	2,583.33	2,583.33	-	10,333.32	10,333.32	31,000.00
Total Expense	31,525.00	25,283.34	(6,241.66)	624,536.75	101,133.36	(523,403.39)	303,400.00
Operating Net Total	6,523.46	-	6,523.46	968,198.16	-	968,198.16	-

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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	48.73	-	48.73	189.79	-	189.79	-
Total Reserve Activity	48.73	-	48.73	189.79	-	189.79	-
Total Income	48.73	-	48.73	189.79	-	189.79	-
Reserve Expense							
Reserve Activity							
8000 - Reserve Contributions	(5,212.09)	-	5,212.09	(20,848.36)	-	20,848.36	-
Total Reserve Activity	(5,212.09)	-	5,212.09	(20,848.36)	-	20,848.36	-
Total Expense	(5,212.09)	-	5,212.09	(20,848.36)	-	20,848.36	-
Reserve Net Total	5,260.82	-	5,260.82	21,038.15	-	21,038.15	-
Net Total	11,784.28	-	11,784.28	989,236.31	-	989,236.31	-