

Columbine Townhouses Five HOA, Inc

Balance Sheet For 10/31/2024

Assets

Mutual of Omaha Bank Operating	\$1,188,158.99
Mutual of Omaha - Reserve Acct	\$180,511.78
Accounts Receivable	\$114,591.25
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>\$1,616,438.57</u>
Total Assets	<u>\$1,616,438.57</u>

Liabilities

Accounts Payable	\$1,174,966.60
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	\$11,954.43
Suspense	\$503.00

Total Liabilities

\$1,319,084.03

Equity

Net Income	\$43,162.03
Retained Earnings	\$206,586.95
Retained Earnings - Reserve	(\$74,313.69)
Fund Balance - Def Repl Rsv	\$121,919.25

Total Equity

	<u>\$297,354.54</u>
Total Liabilities / Equity	<u>\$1,616,438.57</u>

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	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	216,000.00	126,000.00	90,000.00	302,400.00
4020 - Violation Income	-	41.67	(41.67)	-	208.35	(208.35)	500.00
4075 - HAILSTORM SPECIAL ASSESSMENT	287,728.04	-	287,728.04	786,113.13	-	786,113.13	-
4100 - Late Fee Income	45.00	41.67	3.33	90.00	208.35	(118.35)	500.00
4110 - Late Fee Interest Income	573.53	-	573.53	1,706.99	-	1,706.99	-
4325 - Roofing Special Assessment	-	-	-	941,649.84	-	941,649.84	-
4450 - Interest Income - Operating	40.45	-	40.45	167.79	-	167.79	-
4500 - Reserve Income	(5,212.09)	-	(5,212.09)	(26,060.45)	-	(26,060.45)	-
4850 - Bank Charges	30.00	-	30.00	100.00	-	100.00	-
Total Income	326,404.93	25,283.34	301,121.59	1,919,767.30	126,416.70	1,793,350.60	303,400.00
Total Income	326,404.93	25,283.34	301,121.59	1,919,767.30	126,416.70	1,793,350.60	303,400.00

Operating Expense

Utilities Expense							
5050 - Electric	172.31	200.00	27.69	884.84	1,000.00	115.16	2,400.00
5100 - Water	3,912.43	2,916.67	(995.76)	21,254.81	14,583.35	(6,671.46)	35,000.00
5150 - Sewer	-	1,433.33	1,433.33	-	7,166.65	7,166.65	17,200.00
5400 - Trash Removal	1,275.11	1,458.33	183.22	7,713.68	7,291.65	(422.03)	17,500.00
5450 - Bank Fees	20.00	-	(20.00)	20.00	-	(20.00)	-
Total Utilities Expense	5,379.85	6,008.33	628.48	29,873.33	30,041.65	168.32	72,100.00

Maintenance Expense							
6000 - Building Maint.	-	1,666.67	1,666.67	-	8,333.35	8,333.35	20,000.00
6100 - Garage Maintenance	-	333.33	333.33	753.06	1,666.65	913.59	4,000.00
6200 - Roof & Gutter Maint	-	608.33	608.33	-	3,041.65	3,041.65	7,300.00
6500 - Landscape Contract	4,319.00	2,753.83	(1,565.17)	21,595.00	13,769.15	(7,825.85)	33,046.00
6525 - Irrigation Repairs	1,628.85	708.33	(920.52)	13,911.08	3,541.65	(10,369.43)	8,500.00
6550 - Plants/Trees	-	266.67	266.67	431.00	1,333.35	902.35	3,200.00
6575 - Misc Grounds Improvements	-	-	-	12,965.34	-	(12,965.34)	-
6600 - Parking Lot Maintenance	723.36	366.67	(356.69)	723.36	1,833.35	1,109.99	4,400.00
6605 - Concrete Repairs	4,930.00	1,000.00	(3,930.00)	4,930.00	5,000.00	70.00	12,000.00
6610 - Fence Maintenance	-	750.00	750.00	124.50	3,750.00	3,625.50	9,000.00
6650 - Pest Control	-	24.83	24.83	-	124.15	124.15	298.00
6700 - Snow Removal	-	2,083.33	2,083.33	-	10,416.65	10,416.65	25,000.00
6750 - Lighting Maintenance	-	41.67	41.67	-	208.35	208.35	500.00
6800 - Misc Grounds Maint	-	291.67	291.67	198.00	1,458.35	1,260.35	3,500.00
6900 - Contingency	-	2.67	2.67	-	13.35	13.35	32.00
6999 - Hailstorm Damage Repairs	1,184,627.41	-	(1,184,627.41)	1,684,391.64	-	(1,684,391.64)	-
Total Maintenance Expense	1,196,228.62	10,898.00	(1,185,330.62)	1,740,022.98	54,490.00	(1,685,532.98)	130,776.00

Administration Expense

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7000 - Management	3,719.00	1,771.17	(1,947.83)	11,157.00	8,855.85	(2,301.15)	21,254.00
7100 - Administration	1,442.14	166.67	(1,275.47)	3,698.36	833.35	(2,865.01)	2,000.00
7200 - Insurance	-	3,541.67	3,541.67	42,935.29	17,708.35	(25,226.94)	42,500.00
7225 - HOA Line of Credit Loan	71,309.38	-	(71,309.38)	74,187.28	-	(74,187.28)	-
7300 - Audit/Tax Return	-	33.33	33.33	-	166.65	166.65	400.00
7500 - General Counsel	-	166.67	166.67	926.50	833.35	(93.15)	2,000.00
7510 - Legal Collection	-	83.33	83.33	55.00	416.65	361.65	1,000.00
7600 - Miscellaneous	-	16.67	16.67	-	83.35	83.35	200.00
7900 - Bank Charges	-	1.67	1.67	40.00	8.35	(31.65)	20.00
7950 - Community Activities	-	12.50	12.50	-	62.50	62.50	150.00
Total Administration Expense	76,470.52	5,793.68	(70,676.84)	132,999.43	28,968.40	(104,031.03)	69,524.00
Reserve Activity							
8000 - Reserve Contributions	-	2,583.33	2,583.33	-	12,916.65	12,916.65	31,000.00
Total Reserve Activity	-	2,583.33	2,583.33	-	12,916.65	12,916.65	31,000.00
Total Expense	1,278,078.99	25,283.34	(1,252,795.65)	1,902,895.74	126,416.70	(1,776,479.04)	303,400.00
Operating Net Total	(951,674.06)	-	(951,674.06)	16,871.56	-	16,871.56	-

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Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Activity							
8100 - Reserve Interest Income	40.23	-	40.23	230.02	-	230.02	-
Total Reserve Activity	40.23	-	40.23	230.02	-	230.02	-
Total Income	40.23	-	40.23	230.02	-	230.02	-
Reserve Expense							
Reserve Activity							
8000 - Reserve Contributions	(5,212.09)	-	5,212.09	(26,060.45)	-	26,060.45	-
Total Reserve Activity	(5,212.09)	-	5,212.09	(26,060.45)	-	26,060.45	-
Total Expense	(5,212.09)	-	5,212.09	(26,060.45)	-	26,060.45	-
Reserve Net Total	5,252.32	-	5,252.32	26,290.47	-	26,290.47	-
Net Total	(946,421.74)	-	(946,421.74)	43,162.03	-	43,162.03	-