

# Columbine Townhouses Five HOA, Inc

## Balance Sheet For 2/28/2025

### Assets

Mutual of Omaha Bank Operating	\$38,959.74
Mutual of Omaha - Reserve Acct	\$151,748.71
Accounts Receivable	\$88,536.61
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>\$412,421.61</u>
<b>Total Assets</b>	<b><u>\$412,421.61</u></b>

### Liabilities

Accounts Payable	(\$10,181.93)
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	\$9,482.87
Suspense	\$503.00

### Total Liabilities

**\$131,463.94**

### Equity

Net Income	\$26,765.16
Retained Earnings	\$206,586.95
Retained Earnings - Reserve	(\$74,313.69)
Fund Balance - Def Repl Rsv	\$121,919.25

### Total Equity

**\$280,957.67**

**Total Liabilities / Equity**

**\$412,421.61**

# Columbine Townhouses Five HOA, Inc

## Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
4000 - Assessment Income	43,200.00	25,200.00	18,000.00	388,800.00	226,800.00	162,000.00	302,400.00
4020 - Violation Income	-	41.67	(41.67)	-	375.03	(375.03)	500.00
4075 - HAILSTORM SPECIAL ASSESSMENT	-	-	-	786,113.13	-	786,113.13	-
4100 - Late Fee Income	-	41.67	(41.67)	225.00	375.03	(150.03)	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	2.80	-	2.80	196.60	-	196.60	-
4500 - Reserve Income	-	-	-	(36,484.63)	-	(36,484.63)	-
4850 - Bank Charges	-	-	-	100.00	-	100.00	-
<b>Total Income</b>	<b>43,202.80</b>	<b>25,283.34</b>	<b>17,919.46</b>	<b>2,082,880.46</b>	<b>227,550.06</b>	<b>1,855,330.40</b>	<b>303,400.00</b>
<b>Total Income</b>	<b>43,202.80</b>	<b>25,283.34</b>	<b>17,919.46</b>	<b>2,082,880.46</b>	<b>227,550.06</b>	<b>1,855,330.40</b>	<b>303,400.00</b>
<b>Operating Expense</b>							
<b>Utilities Expense</b>							
5050 - Electric	17.30	200.00	182.70	1,589.77	1,800.00	210.23	2,400.00
5100 - Water	2,434.82	2,916.67	481.85	31,846.52	26,250.03	(5,596.49)	35,000.00
5150 - Sewer	-	1,433.33	1,433.33	-	12,899.97	12,899.97	17,200.00
5400 - Trash Removal	1,150.83	1,458.33	307.50	13,148.88	13,124.97	(23.91)	17,500.00
5450 - Bank Fees	-	-	-	20.00	-	(20.00)	-
<b>Total Utilities Expense</b>	<b>3,602.95</b>	<b>6,008.33</b>	<b>2,405.38</b>	<b>46,605.17</b>	<b>54,074.97</b>	<b>7,469.80</b>	<b>72,100.00</b>
<b>Maintenance Expense</b>							
6000 - Building Maint.	1,270.00	1,666.67	396.67	1,270.00	15,000.03	13,730.03	20,000.00
6100 - Garage Maintenance	-	333.33	333.33	3,584.30	2,999.97	(584.33)	4,000.00
6200 - Roof & Gutter Maint	-	608.33	608.33	5,000.00	5,474.97	474.97	7,300.00
6500 - Landscape Contract	-	2,753.83	2,753.83	25,914.00	24,784.47	(1,129.53)	33,046.00
6525 - Irrigation Repairs	-	708.33	708.33	16,674.79	6,374.97	(10,299.82)	8,500.00
6550 - Plants/Trees	-	266.67	266.67	431.00	2,400.03	1,969.03	3,200.00
6575 - Misc Grounds Improvements	-	-	-	12,965.34	-	(12,965.34)	-
6600 - Parking Lot Maintenance	-	366.67	366.67	723.36	3,300.03	2,576.67	4,400.00
6605 - Concrete Repairs	2,930.00	1,000.00	(1,930.00)	7,860.00	9,000.00	1,140.00	12,000.00
6610 - Fence Maintenance	-	750.00	750.00	1,549.50	6,750.00	5,200.50	9,000.00
6650 - Pest Control	-	24.83	24.83	-	223.47	223.47	298.00
6700 - Snow Removal	10,260.00	2,083.33	(8,176.67)	24,970.00	18,749.97	(6,220.03)	25,000.00
6750 - Lighting Maintenance	104.50	41.67	(62.83)	5,725.83	375.03	(5,350.80)	500.00
6800 - Misc Grounds Maint	229.00	291.67	62.67	3,594.76	2,625.03	(969.73)	3,500.00
6900 - Contingency	-	2.67	2.67	-	24.03	24.03	32.00
6999 - Hailstorm Damage Repairs	1,895.00	-	(1,895.00)	1,686,286.64	-	(1,686,286.64)	-
<b>Total Maintenance Expense</b>	<b>16,688.50</b>	<b>10,898.00</b>	<b>(5,790.50)</b>	<b>1,796,549.52</b>	<b>98,082.00</b>	<b>(1,698,467.52)</b>	<b>130,776.00</b>
<b>Administration Expense</b>							

# Columbine Townhouses Five HOA, Inc

## Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
7000 - Management	1,859.50	1,771.17	(88.33)	18,586.00	15,940.53	(2,645.47)	21,254.00
7100 - Administration	339.29	166.67	(172.62)	5,158.27	1,500.03	(3,658.24)	2,000.00
7200 - Insurance	17,880.87	3,541.67	(14,339.20)	110,863.46	31,875.03	(78,988.43)	42,500.00
7225 - HOA Line of Credit Loan	-	-	-	74,187.28	-	(74,187.28)	-
7300 - Audit/Tax Return	-	33.33	33.33	-	299.97	299.97	400.00
7500 - General Counsel	-	166.67	166.67	1,598.00	1,500.03	(97.97)	2,000.00
7510 - Legal Collection	-	83.33	83.33	55.00	749.97	694.97	1,000.00
7600 - Miscellaneous	-	16.67	16.67	-	150.03	150.03	200.00
7900 - Bank Charges	-	1.67	1.67	40.00	15.03	(24.97)	20.00
7950 - Community Activities	-	12.50	12.50	-	112.50	112.50	150.00
<b>Total Administration Expense</b>	<b>20,079.66</b>	<b>5,793.68</b>	<b>(14,285.98)</b>	<b>210,488.01</b>	<b>52,143.12</b>	<b>(158,344.89)</b>	<b>69,524.00</b>
<b>Reserve Activity</b>							
8000 - Reserve Contributions	-	2,583.33	2,583.33	-	23,249.97	23,249.97	31,000.00
<b>Total Reserve Activity</b>	<b>-</b>	<b>2,583.33</b>	<b>2,583.33</b>	<b>-</b>	<b>23,249.97</b>	<b>23,249.97</b>	<b>31,000.00</b>
<b>Total Expense</b>	<b>40,371.11</b>	<b>25,283.34</b>	<b>(15,087.77)</b>	<b>2,053,642.70</b>	<b>227,550.06</b>	<b>(1,826,092.64)</b>	<b>303,400.00</b>
<b>Operating Net Total</b>	<b>2,831.69</b>	<b>-</b>	<b>2,831.69</b>	<b>29,237.76</b>	<b>-</b>	<b>29,237.76</b>	<b>-</b>

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## Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Reserve Activity</b>							
8100 - Reserve Interest Income	31.43	-	31.43	366.45	-	366.45	-
<b>Total Reserve Activity</b>	<b>31.43</b>	<b>-</b>	<b>31.43</b>	<b>366.45</b>	<b>-</b>	<b>366.45</b>	<b>-</b>
<b>Total Income</b>	<b>31.43</b>	<b>-</b>	<b>31.43</b>	<b>366.45</b>	<b>-</b>	<b>366.45</b>	<b>-</b>
<b>Reserve Expense</b>							
<b>Administration Expense</b>							
7200 - Insurance	-	-	-	39,323.68	-	(39,323.68)	-
<b>Total Administration Expense</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>39,323.68</b>	<b>-</b>	<b>(39,323.68)</b>	<b>-</b>
<b>Reserve Activity</b>							
8000 - Reserve Contributions	-	-	-	(36,484.63)	-	36,484.63	-
<b>Total Reserve Activity</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(36,484.63)</b>	<b>-</b>	<b>36,484.63</b>	<b>-</b>
<b>Total Expense</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,839.05</b>	<b>-</b>	<b>(2,839.05)</b>	<b>-</b>
<b>Reserve Net Total</b>	<b>31.43</b>	<b>-</b>	<b>31.43</b>	<b>(2,472.60)</b>	<b>-</b>	<b>(2,472.60)</b>	<b>-</b>
<b>Net Total</b>	<b>2,863.12</b>	<b>-</b>	<b>2,863.12</b>	<b>26,765.16</b>	<b>-</b>	<b>26,765.16</b>	<b>-</b>