

Columbine Townhouses Five HOA, Inc

Balance Sheet For 7/31/2025

Assets

Mutual of Omaha Bank Operating	\$6,466.18
Mutual of Omaha - Reserve Acct	\$182,827.28
Accounts Receivable	\$90,153.49
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

	\$412,623.50
Total Assets	\$412,623.50

Liabilities

Accounts Payable	\$9,420.11
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	\$7,684.40
Suspense	\$503.00

Total Liabilities

\$149,267.51

Equity

Net Income	(\$39,277.70)
Retained Earnings	\$255,028.13
Retained Earnings - Reserve	(\$74,313.69)
Fund Balance - Def Repl Rsv	\$121,919.25

Total Equity

	\$263,355.99
Total Liabilities / Equity	\$412,623.50

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	43,200.00	43,200.00	-	86,400.00	86,400.00	-	518,400.00
4020 - Violation Income	-	41.67	(41.67)	-	83.34	(83.34)	500.00
4100 - Late Fee Income	40.00	41.67	(1.67)	80.00	83.34	(3.34)	500.00
4450 - Interest Income - Operating	2.04	-	2.04	4.05	-	4.05	-
4500 - Reserve Income	(4,855.50)	-	(4,855.50)	(9,711.00)	-	(9,711.00)	-
4850 - Bank Charges	10.00	-	10.00	20.00	-	20.00	-
Total Income	38,396.54	43,283.34	(4,886.80)	76,793.05	86,566.68	(9,773.63)	519,400.00
Total Income	38,396.54	43,283.34	(4,886.80)	76,793.05	86,566.68	(9,773.63)	519,400.00

Operating Expense

Utilities Expense

5050 - Electric	177.32	191.67	14.35	366.39	383.34	16.95	2,300.00
5100 - Water	5,876.92	3,708.33	(2,168.59)	9,772.64	7,416.66	(2,355.98)	44,500.00
5150 - Sewer	-	1,300.00	1,300.00	-	2,600.00	2,600.00	15,600.00
5400 - Trash Removal	1,383.12	1,533.33	150.21	2,453.60	3,066.66	613.06	18,400.00
Total Utilities Expense	7,437.36	6,733.33	(704.03)	12,592.63	13,466.66	874.03	80,800.00

Maintenance Expense

6000 - Building Maint.	11,095.00	1,458.33	(9,636.67)	11,095.00	2,916.66	(8,178.34)	17,500.00
6100 - Garage Maintenance	1,385.00	416.67	(968.33)	1,385.00	833.34	(551.66)	5,000.00
6200 - Roof & Gutter Maint	-	41.67	41.67	-	83.34	83.34	500.00
6500 - Landscape Contract	4,491.76	2,994.50	(1,497.26)	8,983.52	5,989.00	(2,994.52)	35,934.00
6525 - Irrigation Repairs	10,123.11	1,875.00	(8,248.11)	17,709.16	3,750.00	(13,959.16)	22,500.00
6550 - Plants/Trees	-	83.33	83.33	-	166.66	166.66	1,000.00
6600 - Parking Lot Maintenance	-	416.67	416.67	-	833.34	833.34	5,000.00
6605 - Concrete Repairs	14,650.00	416.67	(14,233.33)	14,650.00	833.34	(13,816.66)	5,000.00
6610 - Fence Maintenance	725.00	208.33	(516.67)	725.00	416.66	(308.34)	2,500.00
6650 - Pest Control	-	20.83	20.83	99.00	41.66	(57.34)	250.00
6700 - Snow Removal	-	2,500.00	2,500.00	-	5,000.00	5,000.00	30,000.00
6750 - Lighting Maintenance	-	41.67	41.67	-	83.34	83.34	500.00
6800 - Misc Grounds Maint	450.00	166.67	(283.33)	11,485.77	333.34	(11,152.43)	2,000.00
6875 - Sidewalk, Steps and Patio	7,727.50	-	(7,727.50)	7,727.50	-	(7,727.50)	-
Total Maintenance Expense	50,647.37	10,640.34	(40,007.03)	73,859.95	21,280.68	(52,579.27)	127,684.00

Administration Expense

7000 - Management	1,952.50	1,952.50	-	1,952.50	3,905.00	1,952.50	23,430.00
7100 - Administration	194.08	250.00	55.92	632.43	500.00	(132.43)	3,000.00
7200 - Insurance	-	18,112.50	18,112.50	30,587.74	36,225.00	5,637.26	217,350.00
7300 - Audit/Tax Return	-	516.67	516.67	-	1,033.34	1,033.34	6,200.00
7340 - Reserve Study	-	-	-	1,347.50	-	(1,347.50)	-
7500 - General Counsel	-	208.33	208.33	-	416.66	416.66	2,500.00

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
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	2,156.58	21,054.17	18,897.59	34,540.17	42,108.34	7,568.17	252,650.00
Reserve Activity							
8000 - Reserve Contributions	-	4,855.50	4,855.50	-	9,711.00	9,711.00	58,266.00
Total Reserve Activity	-	4,855.50	4,855.50	-	9,711.00	9,711.00	58,266.00
Total Expense	60,241.31	43,283.34	(16,957.97)	120,992.75	86,566.68	(34,426.07)	519,400.00
Operating Net Total	(21,844.77)	-	(21,844.77)	(44,199.70)	-	(44,199.70)	-

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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	34.21	-	34.21	66.50	-	66.50	-
Total Reserve Activity	34.21	-	34.21	66.50	-	66.50	-
Total Income	34.21	-	34.21	66.50	-	66.50	-
Reserve Expense							
Reserve Activity							
8000 - Reserve Contributions	(4,855.50)	-	4,855.50	(4,855.50)	-	4,855.50	-
Total Reserve Activity	(4,855.50)	-	4,855.50	(4,855.50)	-	4,855.50	-
Total Expense	(4,855.50)	-	4,855.50	(4,855.50)	-	4,855.50	-
Reserve Net Total	4,889.71	-	4,889.71	4,922.00	-	4,922.00	-
Net Total	(16,955.06)	-	(16,955.06)	(39,277.70)	-	(39,277.70)	-