

Columbine Townhouses Five HOA, Inc

Balance Sheet For 9/30/2025

Assets

Mutual of Omaha Bank Operating	(\$21,402.69)
Mutual of Omaha - Reserve Acct	\$197,463.86
Accounts Receivable	\$83,123.87
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

	\$392,361.59
Total Assets	\$392,361.59

Liabilities

Accounts Payable	\$4,872.03
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	\$8,410.98
Suspense	\$503.00

Total Liabilities

\$145,446.01

Equity

Net Income	(\$55,718.11)
Retained Earnings	\$255,028.13
Retained Earnings - Reserve	(\$74,313.69)
Fund Balance - Def Repl Rsv	\$121,919.25

Total Equity

	\$246,915.58
Total Liabilities / Equity	\$392,361.59

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	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	-	172,800.00	172,800.00	-	518,400.00
4020 - Violation Income	-	41.67	(41.67)	-	166.68	(166.68)	500.00
4100 - Late Fee Income	-	41.67	(41.67)	135.00	166.68	(31.68)	500.00
4400 - Miscellaneous Income	748.89	-	748.89	748.89	-	748.89	-
4450 - Interest Income - Operating	1.19	-	1.19	6.71	-	6.71	-
4500 - Reserve Income	(4,855.50)	-	(4,855.50)	(19,422.00)	-	(19,422.00)	-
4850 - Bank Charges	10.00	-	10.00	20.00	-	20.00	-
Total Income	39,104.58	43,283.34	(4,178.76)	154,288.60	173,133.36	(18,844.76)	519,400.00
Total Income	39,104.58	43,283.34	(4,178.76)	154,288.60	173,133.36	(18,844.76)	519,400.00

Operating Expense

Utilities Expense							
5050 - Electric	188.85	191.67	2.82	735.19	766.68	31.49	2,300.00
5100 - Water	6,398.24	3,708.33	(2,689.91)	23,205.06	14,833.32	(8,371.74)	44,500.00
5150 - Sewer	-	1,300.00	1,300.00	-	5,200.00	5,200.00	15,600.00
5400 - Trash Removal	1,404.03	1,533.33	129.30	5,258.61	6,133.32	874.71	18,400.00
Total Utilities Expense	7,991.12	6,733.33	(1,257.79)	29,198.86	26,933.32	(2,265.54)	80,800.00

Maintenance Expense							
6000 - Building Maint.	-	1,458.33	1,458.33	13,190.00	5,833.32	(7,356.68)	17,500.00
6100 - Garage Maintenance	-	416.67	416.67	1,385.00	1,666.68	281.68	5,000.00
6200 - Roof & Gutter Maint	-	41.67	41.67	-	166.68	166.68	500.00
6500 - Landscape Contract	4,491.76	2,994.50	(1,497.26)	17,967.04	11,978.00	(5,989.04)	35,934.00
6525 - Irrigation Repairs	6,115.76	1,875.00	(4,240.76)	26,699.03	7,500.00	(19,199.03)	22,500.00
6550 - Plants/Trees	-	83.33	83.33	2,676.00	333.32	(2,342.68)	1,000.00
6600 - Parking Lot Maintenance	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
6605 - Concrete Repairs	-	416.67	416.67	29,300.00	1,666.68	(27,633.32)	5,000.00
6610 - Fence Maintenance	715.00	208.33	(506.67)	1,440.00	833.32	(606.68)	2,500.00
6650 - Pest Control	248.00	20.83	(227.17)	1,190.00	83.32	(1,106.68)	250.00
6700 - Snow Removal	-	2,500.00	2,500.00	-	10,000.00	10,000.00	30,000.00
6750 - Lighting Maintenance	-	41.67	41.67	-	166.68	166.68	500.00
6800 - Misc Grounds Maint	-	166.67	166.67	12,296.27	666.68	(11,629.59)	2,000.00
6875 - Sidewalk, Steps and Patio	-	-	-	20,650.00	-	(20,650.00)	-
Total Maintenance Expense	11,570.52	10,640.34	(930.18)	126,793.34	42,561.36	(84,231.98)	127,684.00

Administration Expense							
7000 - Management	1,952.50	1,952.50	-	7,810.00	7,810.00	-	23,430.00
7100 - Administration	293.63	250.00	(43.63)	1,842.61	1,000.00	(842.61)	3,000.00
7200 - Insurance	-	18,112.50	18,112.50	61,175.48	72,450.00	11,274.52	217,350.00
7300 - Audit/Tax Return	-	516.67	516.67	-	2,066.68	2,066.68	6,200.00
7340 - Reserve Study	1,347.50	-	(1,347.50)	2,695.00	-	(2,695.00)	-

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7500 - General Counsel	-	208.33	208.33	-	833.32	833.32	2,500.00
7900 - Bank Charges	30.00	1.67	(28.33)	50.00	6.68	(43.32)	20.00
7950 - Community Activities	-	12.50	12.50	-	50.00	50.00	150.00
Total Administration Expense	3,623.63	21,054.17	17,430.54	73,573.09	84,216.68	10,643.59	252,650.00
Reserve Activity							
8000 - Reserve Contributions	-	4,855.50	4,855.50	-	19,422.00	19,422.00	58,266.00
Total Reserve Activity	-	4,855.50	4,855.50	-	19,422.00	19,422.00	58,266.00
Total Expense	23,185.27	43,283.34	20,098.07	229,565.29	173,133.36	(56,431.93)	519,400.00
Operating Net Total	15,919.31	-	15,919.31	(75,276.69)	-	(75,276.69)	-

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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	34.87	-	34.87	136.58	-	136.58	-
Total Reserve Activity	34.87	-	34.87	136.58	-	136.58	-
Total Income	34.87	-	34.87	136.58	-	136.58	-
Reserve Expense							
Reserve Activity							
8000 - Reserve Contributions	(4,855.50)	-	4,855.50	(19,422.00)	-	19,422.00	-
Total Reserve Activity	(4,855.50)	-	4,855.50	(19,422.00)	-	19,422.00	-
Total Expense	(4,855.50)	-	4,855.50	(19,422.00)	-	19,422.00	-
Reserve Net Total	4,890.37	-	4,890.37	19,558.58	-	19,558.58	-
Net Total	20,809.68	-	20,809.68	(55,718.11)	-	(55,718.11)	-