

Columbine Townhouses Five HOA, Inc

Balance Sheet For 11/30/2025

Assets

Mutual of Omaha Bank Operating	\$28,373.97
Mutual of Omaha - Reserve Acct	\$177,233.91
Accounts Receivable	\$85,360.40
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

	\$424,144.83
Total Assets	\$424,144.83

Liabilities

Accounts Payable	\$11,577.48
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	\$7,730.93
Suspense	\$503.00

Total Liabilities

\$151,471.41

Equity

Net Income	(\$29,960.27)
Retained Earnings	\$255,028.13
Retained Earnings - Reserve	(\$74,313.69)
Fund Balance - Def Repl Rsv	\$121,919.25

Total Equity

	\$272,673.42
Total Liabilities / Equity	\$424,144.83

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	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	-	259,200.00	259,200.00	-	518,400.00
4020 - Violation Income	-	41.67	(41.67)	-	250.02	(250.02)	500.00
4100 - Late Fee Income	50.00	41.67	8.33	270.00	250.02	19.98	500.00
4400 - Miscellaneous Income	-	-	-	748.89	-	748.89	-
4450 - Interest Income - Operating	2.22	-	2.22	10.67	-	10.67	-
4500 - Reserve Income	(4,855.50)	-	(4,855.50)	(29,133.00)	-	(29,133.00)	-
4850 - Bank Charges	-	-	-	40.00	-	40.00	-
Total Income	38,396.72	43,283.34	(4,886.62)	231,136.56	259,700.04	(28,563.48)	519,400.00
Total Income	38,396.72	43,283.34	(4,886.62)	231,136.56	259,700.04	(28,563.48)	519,400.00

Operating Expense

Utilities Expense							
5050 - Electric	379.06	191.67	(187.39)	1,302.08	1,150.02	(152.06)	2,300.00
5100 - Water	2,368.81	3,708.33	1,339.52	30,343.35	22,249.98	(8,093.37)	44,500.00
5150 - Sewer	-	1,300.00	1,300.00	-	7,800.00	7,800.00	15,600.00
5400 - Trash Removal	1,687.45	1,533.33	(154.12)	8,347.04	9,199.98	852.94	18,400.00
Total Utilities Expense	4,435.32	6,733.33	2,298.01	39,992.47	40,399.98	407.51	80,800.00

Maintenance Expense							
6000 - Building Maint.	1,102.00	1,458.33	356.33	14,292.00	8,749.98	(5,542.02)	17,500.00
6100 - Garage Maintenance	-	416.67	416.67	1,385.00	2,500.02	1,115.02	5,000.00
6200 - Roof & Gutter Maint	-	41.67	41.67	-	250.02	250.02	500.00
6300 - Sewer Repairs & Maint	-	-	-	179.50	-	(179.50)	-
6500 - Landscape Contract	4,491.76	2,994.50	(1,497.26)	26,950.56	17,967.00	(8,983.56)	35,934.00
6525 - Irrigation Repairs	-	1,875.00	1,875.00	27,483.84	11,250.00	(16,233.84)	22,500.00
6550 - Plants/Trees	-	83.33	83.33	3,275.33	499.98	(2,775.35)	1,000.00
6600 - Parking Lot Maintenance	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00
6605 - Concrete Repairs	-	416.67	416.67	29,300.00	2,500.02	(26,799.98)	5,000.00
6610 - Fence Maintenance	426.50	208.33	(218.17)	2,555.00	1,249.98	(1,305.02)	2,500.00
6650 - Pest Control	-	20.83	20.83	1,289.00	124.98	(1,164.02)	250.00
6700 - Snow Removal	-	2,500.00	2,500.00	-	15,000.00	15,000.00	30,000.00
6750 - Lighting Maintenance	-	41.67	41.67	-	250.02	250.02	500.00
6800 - Misc Grounds Maint	-	166.67	166.67	12,296.27	1,000.02	(11,296.25)	2,000.00
6875 - Sidewalk, Steps and Patio	-	-	-	20,650.00	-	(20,650.00)	-
Total Maintenance Expense	6,020.26	10,640.34	4,620.08	139,656.50	63,842.04	(75,814.46)	127,684.00

Administration Expense							
7000 - Management	1,952.50	1,952.50	-	11,715.00	11,715.00	-	23,430.00
7100 - Administration	451.25	250.00	(201.25)	2,834.01	1,500.00	(1,334.01)	3,000.00
7200 - Insurance	32,307.00	18,112.50	(14,194.50)	93,482.48	108,675.00	15,192.52	217,350.00
7300 - Audit/Tax Return	-	516.67	516.67	-	3,100.02	3,100.02	6,200.00

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7340 - Reserve Study	-	-	-	2,695.00	-	(2,695.00)	-
7500 - General Counsel	-	208.33	208.33	-	1,249.98	1,249.98	2,500.00
7900 - Bank Charges	-	1.67	1.67	50.00	10.02	(39.98)	20.00
7950 - Community Activities	-	12.50	12.50	-	75.00	75.00	150.00
Total Administration Expense	34,710.75	21,054.17	(13,656.58)	110,776.49	126,325.02	15,548.53	252,650.00
Reserve Activity							
8000 - Reserve Contributions	-	4,855.50	4,855.50	-	29,133.00	29,133.00	58,266.00
Total Reserve Activity	-	4,855.50	4,855.50	-	29,133.00	29,133.00	58,266.00
Total Expense	45,166.33	43,283.34	(1,882.99)	290,425.46	259,700.04	(30,725.42)	519,400.00
Operating Net Total	(6,769.61)	-	(6,769.61)	(59,288.90)	-	(59,288.90)	-

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Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Activity							
8100 - Reserve Interest Income	28.41	-	28.41	195.63	-	195.63	-
Total Reserve Activity	28.41	-	28.41	195.63	-	195.63	-
Total Income	28.41	-	28.41	195.63	-	195.63	-

Reserve Expense

Reserve Activity							
8000 - Reserve Contributions	(4,855.50)	-	4,855.50	(29,133.00)	-	29,133.00	-
Total Reserve Activity	(4,855.50)	-	4,855.50	(29,133.00)	-	29,133.00	-
Total Expense	(4,855.50)	-	4,855.50	(29,133.00)	-	29,133.00	-
Reserve Net Total	4,883.91	-	4,883.91	29,328.63	-	29,328.63	-
Net Total	(1,885.70)	-	(1,885.70)	(29,960.27)	-	(29,960.27)	-