

Columbine Townhouses Five HOA, Inc

Balance Sheet For 4/30/2026

Assets

Mutual of Omaha Bank Operating	\$90,638.05
Mutual of Omaha - Reserve Acct	\$201,666.35
Accounts Receivable	\$82,237.97
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

	\$507,718.92
Total Assets	\$507,718.92

Liabilities

Accounts Payable	\$32,820.50
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	\$13,737.45
Suspense	\$503.00

Total Liabilities

\$178,720.95

Equity

Net Income	\$26,364.28
Retained Earnings	\$255,028.13
Retained Earnings - Reserve	(\$74,313.69)
Fund Balance - Def Repl Rsv	\$121,919.25

Total Equity

	\$328,997.97
Total Liabilities / Equity	\$507,718.92

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	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	-	475,200.00	475,200.00	-	518,400.00
4020 - Violation Income	-	41.67	(41.67)	-	458.37	(458.37)	500.00
4100 - Late Fee Income	40.00	41.67	(1.67)	445.00	458.37	(13.37)	500.00
4400 - Miscellaneous Income	-	-	-	3,983.89	-	3,983.89	-
4450 - Interest Income - Operating	4.46	-	4.46	27.53	-	27.53	-
4500 - Reserve Income	(4,855.50)	-	(4,855.50)	(53,410.50)	-	(53,410.50)	-
4850 - Bank Charges	-	-	-	50.00	-	50.00	-
Total Income	38,388.96	43,283.34	(4,894.38)	426,295.92	476,116.74	(49,820.82)	519,400.00
Total Income	38,388.96	43,283.34	(4,894.38)	426,295.92	476,116.74	(49,820.82)	519,400.00

Operating Expense

Utilities Expense							
5050 - Electric	345.54	191.67	(153.87)	2,950.56	2,108.37	(842.19)	2,300.00
5100 - Water	2,431.48	3,708.33	1,276.85	42,632.22	40,791.63	(1,840.59)	44,500.00
5150 - Sewer	20,094.48	1,300.00	(18,794.48)	20,094.48	14,300.00	(5,794.48)	15,600.00
5400 - Trash Removal	1,826.01	1,533.33	(292.68)	17,500.25	16,866.63	(633.62)	18,400.00
Total Utilities Expense	24,697.51	6,733.33	(17,964.18)	83,177.51	74,066.63	(9,110.88)	80,800.00

Maintenance Expense							
6000 - Building Maint.	12,159.98	1,458.33	(10,701.65)	48,066.23	16,041.63	(32,024.60)	17,500.00
6100 - Garage Maintenance	-	416.67	416.67	9,907.27	4,583.37	(5,323.90)	5,000.00
6200 - Roof & Gutter Maint	220.50	41.67	(178.83)	4,982.50	458.37	(4,524.13)	500.00
6300 - Sewer Repairs & Maint	-	-	-	994.00	-	(994.00)	-
6500 - Landscape Contract	3,606.00	2,994.50	(611.50)	30,556.56	32,939.50	2,382.94	35,934.00
6525 - Irrigation Repairs	-	1,875.00	1,875.00	27,483.84	20,625.00	(6,858.84)	22,500.00
6550 - Plants/Trees	-	83.33	83.33	3,275.33	916.63	(2,358.70)	1,000.00
6600 - Parking Lot Maintenance	-	416.67	416.67	-	4,583.37	4,583.37	5,000.00
6605 - Concrete Repairs	-	416.67	416.67	29,300.00	4,583.37	(24,716.63)	5,000.00
6610 - Fence Maintenance	-	208.33	208.33	3,385.00	2,291.63	(1,093.37)	2,500.00
6650 - Pest Control	-	20.83	20.83	1,685.00	229.13	(1,455.87)	250.00
6700 - Snow Removal	-	2,500.00	2,500.00	9,345.00	27,500.00	18,155.00	30,000.00
6750 - Lighting Maintenance	-	41.67	41.67	1,360.41	458.37	(902.04)	500.00
6800 - Misc Grounds Maint	-	166.67	166.67	12,618.27	1,833.37	(10,784.90)	2,000.00
6875 - Sidewalk, Steps and Patio	-	-	-	20,650.00	-	(20,650.00)	-
Total Maintenance Expense	15,986.48	10,640.34	(5,346.14)	203,609.41	117,043.74	(86,565.67)	127,684.00

Administration Expense							
7000 - Management	1,952.50	1,952.50	-	21,477.50	21,477.50	-	23,430.00
7100 - Administration	277.30	250.00	(27.30)	4,406.57	2,750.00	(1,656.57)	3,000.00
7200 - Insurance	6,923.54	18,112.50	11,188.96	137,906.72	199,237.50	61,330.78	217,350.00
7300 - Audit/Tax Return	-	516.67	516.67	-	5,683.37	5,683.37	6,200.00

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	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	350.00	2,291.63	1,941.63	2,500.00
7900 - Bank Charges	-	1.67	1.67	70.00	18.37	(51.63)	20.00
7950 - Community Activities	-	12.50	12.50	-	137.50	137.50	150.00
Total Administration Expense	9,153.34	21,054.17	11,900.83	166,905.79	231,595.87	64,690.08	252,650.00
Reserve Activity							
8000 - Reserve Contributions	-	4,855.50	4,855.50	-	53,410.50	53,410.50	58,266.00
Total Reserve Activity	-	4,855.50	4,855.50	-	53,410.50	53,410.50	58,266.00
Total Expense	49,837.33	43,283.34	(6,553.99)	453,692.71	476,116.74	22,424.03	519,400.00
Operating Net Total	(11,448.37)	-	(11,448.37)	(27,396.79)	-	(27,396.79)	-

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Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Activity							
8100 - Reserve Interest Income	32.40	-	32.40	350.57	-	350.57	-
Total Reserve Activity	32.40	-	32.40	350.57	-	350.57	-
Total Income	32.40	-	32.40	350.57	-	350.57	-

Reserve Expense

Reserve Activity							
8000 - Reserve Contributions	(4,855.50)	-	4,855.50	(53,410.50)	-	53,410.50	-
Total Reserve Activity	(4,855.50)	-	4,855.50	(53,410.50)	-	53,410.50	-
Total Expense	(4,855.50)	-	4,855.50	(53,410.50)	-	53,410.50	-
Reserve Net Total	4,887.90	-	4,887.90	53,761.07	-	53,761.07	-
Net Total	(6,560.47)	-	(6,560.47)	26,364.28	-	26,364.28	-