

Columbine Townhouses Five HOA, Inc

Balance Sheet For 7/31/2026

Assets

Mutual of Omaha Bank Operating	\$2,621.49
Mutual of Omaha - Reserve Acct	\$219,543.16
Accounts Receivable	\$87,432.97
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

	\$442,774.17
Total Assets	\$442,774.17

Liabilities

Accounts Payable	\$191.53
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	\$12,353.01
Suspense	\$503.00

Total Liabilities

\$144,707.54

Equity

Net Income	(\$22,628.43)
Retained Earnings	\$273,089.50
Retained Earnings - Reserve	(\$74,313.69)
Fund Balance - Def Repl Rsv	\$121,919.25

Total Equity

	\$298,066.63
Total Liabilities / Equity	\$442,774.17

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	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	-	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	60.00	41.67	18.33	105.00	83.34	21.66	500.00
4450 - Interest Income - Operating	2.14	-	2.14	4.98	-	4.98	-
4500 - Reserve Income	(6,458.34)	-	(6,458.34)	(12,916.68)	-	(12,916.68)	-
4850 - Bank Charges	-	-	-	10.00	-	10.00	-
Total Income	36,803.80	43,283.34	(6,479.54)	73,603.30	86,566.68	(12,963.38)	519,400.00
Total Income	36,803.80	43,283.34	(6,479.54)	73,603.30	86,566.68	(12,963.38)	519,400.00

Operating Expense

Utilities Expense							
5050 - Electric	284.50	254.17	(30.33)	624.05	508.34	(115.71)	3,050.00
5100 - Water	5,904.71	4,410.00	(1,494.71)	9,727.12	8,820.00	(907.12)	52,920.00
5150 - Sewer	-	1,300.00	1,300.00	-	2,600.00	2,600.00	15,600.00
5400 - Trash Removal	1,834.93	1,612.50	(222.43)	4,187.51	3,225.00	(962.51)	19,350.00
Total Utilities Expense	8,024.14	7,576.67	(447.47)	14,538.68	15,153.34	614.66	90,920.00

Maintenance Expense							
6000 - Building Maint.	-	4,375.00	4,375.00	57,600.00	8,750.00	(48,850.00)	52,500.00
6100 - Garage Maintenance	-	416.67	416.67	-	833.34	833.34	5,000.00
6200 - Roof & Gutter Maint	-	491.67	491.67	-	983.34	983.34	5,900.00
6500 - Landscape Contract	3,606.00	2,524.17	(1,081.83)	7,284.12	5,048.34	(2,235.78)	30,290.00
6525 - Irrigation Repairs	1,769.69	3,083.33	1,313.64	3,164.63	6,166.66	3,002.03	37,000.00
6550 - Plants/Trees	-	375.00	375.00	-	750.00	750.00	4,500.00
6600 - Parking Lot Maintenance	-	1,666.67	1,666.67	-	3,333.34	3,333.34	20,000.00
6605 - Concrete Repairs	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
6610 - Fence Maintenance	515.00	291.67	(223.33)	515.00	583.34	68.34	3,500.00
6650 - Pest Control	-	20.83	20.83	-	41.66	41.66	250.00
6700 - Snow Removal	-	2,125.00	2,125.00	-	4,250.00	4,250.00	25,500.00
6750 - Lighting Maintenance	-	158.33	158.33	-	316.66	316.66	1,900.00
6800 - Misc Grounds Maint	-	708.33	708.33	-	1,416.66	1,416.66	8,500.00
Total Maintenance Expense	5,890.69	17,070.00	11,179.31	68,563.75	34,140.00	(34,423.75)	204,840.00

Administration Expense							
7000 - Management	2,050.13	2,050.13	-	4,100.26	4,100.26	-	24,601.50
7100 - Administration	319.36	250.00	(69.36)	1,235.39	500.00	(735.39)	3,000.00
7200 - Insurance	13,847.08	9,800.00	(4,047.08)	20,770.62	19,600.00	(1,170.62)	117,600.00
7300 - Audit/Tax Return	-	25.00	25.00	-	50.00	50.00	300.00
7500 - General Counsel	-	41.67	41.67	-	83.34	83.34	500.00
7900 - Bank Charges	-	1.67	1.67	10.00	3.34	(6.66)	20.00
7950 - Community Activities	-	9.88	9.88	-	19.76	19.76	118.50

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Administration Expense	16,216.57	12,178.35	(4,038.22)	26,116.27	24,356.70	(1,759.57)	146,140.00
Reserve Activity							
8000 - Reserve Contributions	-	6,458.33	6,458.33	-	12,916.66	12,916.66	77,500.00
Total Reserve Activity	-	6,458.33	6,458.33	-	12,916.66	12,916.66	77,500.00
Total Expense	30,131.40	43,283.35	13,151.95	109,218.70	86,566.70	(22,652.00)	519,400.00
Operating Net Total	6,672.40	(.01)	6,672.41	(35,615.40)	(.02)	(35,615.38)	-

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Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Activity							
8100 - Reserve Interest Income	36.30	-	36.30	70.29	-	70.29	-
Total Reserve Activity	36.30	-	36.30	70.29	-	70.29	-
Total Income	36.30	-	36.30	70.29	-	70.29	-
Reserve Expense							
Reserve Activity							
8000 - Reserve Contributions	(6,458.34)	-	6,458.34	(12,916.68)	-	12,916.68	-
Total Reserve Activity	(6,458.34)	-	6,458.34	(12,916.68)	-	12,916.68	-
Total Expense	(6,458.34)	-	6,458.34	(12,916.68)	-	12,916.68	-
Reserve Net Total	6,494.64	-	6,494.64	12,986.97	-	12,986.97	-
Net Total	13,167.04	(.01)	13,167.05	(22,628.43)	(.02)	(22,628.41)	-