Columbine Townhouses Five HOA, Inc

Balance Sheet For 9/30/2026

Assets		
Mutual of Omaha Bank Operating	$32,093.32	
Mutual of Omaha - Reserve Acct	$232,534.46	
Accounts Receivable	$92,887.41	
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		**$490,691.74**
	Total Assets	**$490,691.74**
Liabilities		
Accounts Payable	$9,519.76	
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	$10,242.45	
Suspense	$503.00	
Total Liabilities		**$151,925.21**
Equity		
Net Income	$18,071.47	
Retained Earnings	$273,089.50	
Retained Earnings - Reserve	($74,313.69)	
Fund Balance - Def Repl Rsv	$121,919.25	
Total Equity		**$338,766.53**
	Total Liabilities / Equity	**$490,691.74**

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
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)	105.00	166.68	(61.68)	500.00
4450 - Interest Income - Operating	1.88	-	1.88	8.30	-	8.30	-
4500 - Reserve Income	(6,458.34)	-	(6,458.34)	(25,833.36)	-	(25,833.36)	-
4850 - Bank Charges	40.00	-	40.00	80.00	-	80.00	-
Total Income	**36,783.54**	**43,283.34**	**(6,499.80)**	**147,159.94**	**173,133.36**	**(25,973.42)**	**519,400.00**
Total Income	**36,783.54**	**43,283.34**	**(6,499.80)**	**147,159.94**	**173,133.36**	**(25,973.42)**	**519,400.00**
Operating Expense							
Utilities Expense							
5050 - Electric	684.17	254.17	(430.00)	1,631.16	1,016.68	(614.48)	3,050.00
5100 - Water	5,639.69	4,410.00	(1,229.69)	21,605.95	17,640.00	(3,965.95)	52,920.00
5150 - Sewer	-	1,300.00	1,300.00	-	5,200.00	5,200.00	15,600.00
5400 - Trash Removal	1,811.86	1,612.50	(199.36)	7,763.28	6,450.00	(1,313.28)	19,350.00
Total Utilities Expense	**8,135.72**	**7,576.67**	**(559.05)**	**31,000.39**	**30,306.68**	**(693.71)**	**90,920.00**
Maintenance Expense							
6000 - Building Maint.	-	4,375.00	4,375.00	57,600.00	17,500.00	(40,100.00)	52,500.00
6100 - Garage Maintenance	-	416.67	416.67	276.08	1,666.68	1,390.60	5,000.00
6200 - Roof & Gutter Maint	-	491.67	491.67	-	1,966.68	1,966.68	5,900.00
6500 - Landscape Contract	3,678.12	2,524.17	(1,153.95)	14,640.36	10,096.68	(4,543.68)	30,290.00
6525 - Irrigation Repairs	2,596.22	3,083.33	487.11	10,078.29	12,333.32	2,255.03	37,000.00
6550 - Plants/Trees	1,350.00	375.00	(975.00)	1,350.00	1,500.00	150.00	4,500.00
6600 - Parking Lot Maintenance	-	1,666.67	1,666.67	-	6,666.68	6,666.68	20,000.00
6605 - Concrete Repairs	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
6610 - Fence Maintenance	178.00	291.67	113.67	1,148.00	1,166.68	18.68	3,500.00
6650 - Pest Control	-	20.83	20.83	-	83.32	83.32	250.00
6700 - Snow Removal	-	2,125.00	2,125.00	-	8,500.00	8,500.00	25,500.00
6750 - Lighting Maintenance	-	158.33	158.33	-	633.32	633.32	1,900.00
6800 - Misc Grounds Maint	-	708.33	708.33	-	2,833.32	2,833.32	8,500.00
Total Maintenance Expense	**7,802.34**	**17,070.00**	**9,267.66**	**85,092.73**	**68,280.00**	**(16,812.73)**	**204,840.00**
Administration Expense							
7000 - Management	2,050.13	2,050.13	-	8,200.52	8,200.52	-	24,601.50
7100 - Administration	888.01	250.00	(638.01)	2,656.94	1,000.00	(1,656.94)	3,000.00
7200 - Insurance	352.00	9,800.00	9,448.00	28,046.16	39,200.00	11,153.84	117,600.00
7300 - Audit/Tax Return	-	25.00	25.00	-	100.00	100.00	300.00
7500 - General Counsel	-	41.67	41.67	-	166.68	166.68	500.00
7900 - Bank Charges	30.00	1.67	(28.33)	70.00	6.68	(63.32)	20.00
7950 - Community Activities	-	9.88	9.88	-	39.52	39.52	118.50

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Total Administration Expense	**3,320.14**	**12,178.35**	**8,858.21**	**38,973.62**	**48,713.40**	**9,739.78**	**146,140.00**
Reserve Activity							
8000 - Reserve Contributions	-	6,458.33	6,458.33	-	25,833.32	25,833.32	77,500.00
Total Reserve Activity	**-**	**6,458.33**	**6,458.33**	**-**	**25,833.32**	**25,833.32**	**77,500.00**
Total Expense	**19,258.20**	**43,283.35**	**24,025.15**	**155,066.74**	**173,133.40**	**18,066.66**	**519,400.00**
Operating Net Total	**17,525.34**	**(.01)**	**17,525.35**	**(7,906.80)**	**(.04)**	**(7,906.76)**	**-**

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Activity							
8100 - Reserve Interest Income	37.19	-	37.19	144.91	-	144.91	-
Total Reserve Activity	**37.19**	**-**	**37.19**	**144.91**	**-**	**144.91**	**-**
Total Income	**37.19**	**-**	**37.19**	**144.91**	**-**	**144.91**	**-**
Reserve Expense							
Reserve Activity							
8000 - Reserve Contributions	(6,458.34)	-	6,458.34	(25,833.36)	-	25,833.36	-
Total Reserve Activity	**(6,458.34)**	**-**	**6,458.34**	**(25,833.36)**	**-**	**25,833.36**	**-**
Total Expense	**(6,458.34)**	**-**	**6,458.34**	**(25,833.36)**	**-**	**25,833.36**	**-**
Reserve Net Total	**6,495.53**	**-**	**6,495.53**	**25,978.27**	**-**	**25,978.27**	**-**
Net Total	**24,020.87**	**(.01)**	**24,020.88**	**18,071.47**	**(.04)**	**18,071.51**	**-**