

NORTH END TOWNHOME CONDOMINIUM

Balance Sheet
As of 11/30/16

ASSETS	
Mutual of Omaha Bank Operating	\$ (9,496.42)
Mutual of Omaha - Reserve Ac	108,017.83
Accounts Receivable	15.00
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TOTAL ASSETS	\$ 98,536.41
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LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Accounts Payable	\$ 1,793.46
Due to Markel Homes	10.00
Working Capital - Reserves	20,563.44
Working Capital Reserves - Con	(2,398.00)
Replacement Reserves - HOA	76,347.55
Replacement Reserves - Contra	(6,772.25)
Prepaid Assessments	4,674.51
Suspense	(1,049.69)
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Subtotal Current Liab.	\$ 93,169.02
RESERVES:	
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Subtotal Reserves	\$.00
EQUITY:	
Retained Earnings	\$ 501.75
Current Year Net Income/(Loss)	4,865.64
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Subtotal Equity	\$ 5,367.39
TOTAL LIABILITIES & EQUITY	\$ 98,536.41
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NORTH END TOWNHOME CONDOMINIUM

Income/Expense Statement
Period: 11/01/16 to 11/30/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	12,564.46	12,564.42	.04	138,208.96	138,208.62	.34	150,773.00
04100	Late Fee Income	(15.00)	.00	(15.00)	270.00	.00	270.00	.00
04350	Working Capital	525.86	.00	525.86	2,137.12	.00	2,137.12	.00
04450	Operating Interest Income	.23	.00	.23	25.94	.00	25.94	.00
04500	Reserve Income	.00	.00	.00	34,780.00	.00	34,780.00	.00
04600	Reserve Interest Income	17.96	.00	17.96	178.16	.00	178.16	.00
	Subtotal Income	13,093.51	12,564.42	529.09	175,600.18	138,208.62	37,391.56	150,773.00
EXPENSES								
Utitiles Expense								
05000	Electric	104.90	159.50	54.60	1,141.91	1,754.50	612.59	1,914.00
05100	Water - Domestic	1,478.55	1,867.00	388.45	19,525.58	20,537.00	1,011.42	22,404.00
05150	Water - Irrigation	100.76	179.50	78.74	2,097.01	1,974.50	(122.51)	2,154.00
05400	Trash Removal	.00	545.92	545.92	6,128.86	6,005.12	(123.74)	6,551.00
	Utitiles Expense	1,684.21	2,751.92	1,067.71	28,893.36	30,271.12	1,377.76	33,023.00
Maintenance Expenses								
06000	Building Maint.	.00	166.67	166.67	4,516.28	1,833.37	(2,682.91)	2,000.00
06050	Garage Maintenance	.00	.00	.00	524.41	.00	(524.41)	.00
06100	Roof/Gutter Repairs	.00	100.00	100.00	.00	1,100.00	1,100.00	1,200.00
06150	Painting	.00	.00	.00	14,900.00	.00	(14,900.00)	.00
06300	Common Area Lights	.00	.00	.00	762.93	.00	(762.93)	.00
06400	Pest Control	.00	83.33	83.33	915.00	916.63	1.63	1,000.00
06500	Landscape Contract	1,821.25	1,124.58	(696.67)	14,570.00	12,370.38	(2,199.62)	13,495.00
06525	Irrigation Repairs	.00	41.67	41.67	1,315.58	458.37	(857.21)	500.00
06550	Plants/Trees	.00	.00	.00	455.00	.00	(455.00)	.00
06570	Fence Maintenance	.00	41.67	41.67	.00	458.37	458.37	500.00
06585	Snow Removal	125.00	750.00	625.00	9,092.96	8,250.00	(842.96)	9,000.00
06625	Asphalt Maintenance	.00	41.67	41.67	.00	458.37	458.37	500.00
06750	Lighting Maintenance	.00	.00	.00	24.02	.00	(24.02)	.00
06800	Misc Grounds Maint	.00	62.50	62.50	8,269.97	687.50	(7,582.47)	750.00
06810	GROUPS IMPROVEMENTS	.00	.00	.00	5,475.00	.00	(5,475.00)	.00
06900	Contingency	.00	15.83	15.83	.00	174.13	174.13	190.00
	Maintenance Expenses	1,946.25	2,427.92	481.67	60,821.15	26,707.12	(34,114.03)	29,135.00
Administrative/Business								
07000	Management	950.00	950.00	.00	10,450.00	10,450.00	.00	11,400.00
07100	Administration	188.09	100.00	(88.09)	1,351.28	1,100.00	(251.28)	1,200.00
07200	Insurance	1,603.25	1,616.67	13.42	16,615.75	17,783.37	1,167.62	19,400.00

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Income/Expense Statement
 Period: 11/01/16 to 11/30/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
07300	Audit/Tax Return	.00	22.92	22.92	245.00	252.12	7.12	275.00
07450	Homeowners' Association Dues	1,175.00	1,175.00	.00	14,100.00	12,925.00	(1,175.00)	14,100.00
07500	Legal	.00	41.67	41.67	.00	458.37	458.37	500.00
08000	Reserve Contributions	3,478.00	3,478.33	.33	38,258.00	38,261.63	3.63	41,740.00
	Administrative/Business	7,394.34	7,384.59	(9.75)	81,020.03	81,230.49	210.46	88,615.00
	TOTAL EXPENSES	11,024.80	12,564.43	1,539.63	170,734.54	138,208.73	(32,525.81)	150,773.00
	Current Year Net Income/(loss)	2,068.71	(.01)	2,068.72	4,865.64	(.11)	4,865.75	.00