

# NORTH END TOWNHOME CONDOMINIUM

Balance Sheet  
As of 02/28/17

## ASSETS

Mutual of Omaha Bank Operating	\$ 9,472.00	
Mutual of Omaha - Reserve Ac	117,317.34	
Accounts Receivable	79.62	
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TOTAL ASSETS		\$ 126,868.96
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## LIABILITIES & EQUITY

### CURRENT LIABILITIES:

Accounts Payable	\$ 200.00	
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	10,703.23	
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Subtotal Current Liab.		\$ 98,653.97

### RESERVES:

Subtotal Reserves	<hr/>	\$ .00
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### EQUITY:

Retained Earnings	\$ 17,491.70	
Current Year Net Income/(Loss)	10,723.29	
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Subtotal Equity		\$ 28,214.99

TOTAL LIABILITIES & EQUITY		\$ 126,868.96
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# NORTH END TOWNHOME CONDOMINIUM

## Income/Expense Statement Period: 02/01/17 to 02/28/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>								
04000	Assessment Income	13,750.00	13,750.00	.00	27,500.00	27,500.00	.00	165,000.00
04100	Late Fee Income	15.00	.00	15.00	30.00	.00	30.00	.00
04450	Operating Interest Income	.44	.00	.44	1.06	.00	1.06	.00
04500	Reserve Income	(1,666.67)	(1,666.67)	.00	(3,333.34)	(3,333.34)	.00	(20,000.00)
	<b>Subtotal Income</b>	<b>12,098.77</b>	<b>12,083.33</b>	<b>15.44</b>	<b>24,197.72</b>	<b>24,166.66</b>	<b>31.06</b>	<b>145,000.00</b>
<b>EXPENSES</b>								
<b>Utilities Expense</b>								
05000	Electric	42.48	159.50	117.02	186.35	319.00	132.65	1,914.00
05100	Water - Domestic	1,592.28	1,867.00	274.72	3,066.64	3,734.00	667.36	22,404.00
05150	Water - Irrigation	.00	225.00	225.00	72.54	450.00	377.46	2,700.00
05400	Trash Removal	560.78	584.17	23.39	1,682.36	1,168.34	(514.02)	7,010.00
	<b>Utilities Expense</b>	<b>2,195.54</b>	<b>2,835.67</b>	<b>640.13</b>	<b>5,007.89</b>	<b>5,671.34</b>	<b>663.45</b>	<b>34,028.00</b>
<b>Maintenance Expenses</b>								
06000	Building Maint.	.00	250.00	250.00	.00	500.00	500.00	3,000.00
06100	Roof/Gutter Repairs	200.00	50.00	(150.00)	535.00	100.00	(435.00)	600.00
06150	Painting	.00	.00	.00	.00	.00	.00	20,000.00
06400	Pest Control	.00	166.67	166.67	.00	333.34	333.34	2,000.00
06500	Landscape Contract	.00	1,000.00	1,000.00	.00	2,000.00	2,000.00	12,000.00
06525	Irrigation Repairs	.00	136.67	136.67	.00	273.34	273.34	1,640.00
06570	Fence Maintenance	.00	41.67	41.67	.00	83.34	83.34	500.00
06585	Snow Removal	.00	1,000.00	1,000.00	2,826.25	2,000.00	(826.25)	12,000.00
06625	Asphalt Maintenance	.00	41.67	41.67	.00	83.34	83.34	500.00
06800	Misc Grounds Maint	.00	416.67	416.67	63.75	833.34	769.59	5,000.00
06900	Contingency	.00	41.67	41.67	.00	83.34	83.34	500.00
	<b>Maintenance Expenses</b>	<b>200.00</b>	<b>3,145.02</b>	<b>2,945.02</b>	<b>3,425.00</b>	<b>6,290.04</b>	<b>2,865.04</b>	<b>57,740.00</b>
<b>Administrative/Business</b>								
07000	Management	978.50	978.50	.00	1,957.00	1,957.00	.00	11,742.00
07100	Administration	326.81	100.00	(226.81)	424.81	200.00	(224.81)	1,200.00
07200	Insurance	1,603.25	1,697.50	94.25	3,206.50	3,395.00	188.50	20,370.00
07300	Audit/Tax Return	.00	.00	.00	.00	.00	.00	3,000.00
07450	Homeowners' Association Dues	1,410.00	1,410.00	.00	2,820.00	2,820.00	.00	16,920.00
07500	Legal	.00	41.67	41.67	.00	83.34	83.34	500.00
08001	2017 Reserve Contributions	(3,333.34)	.00	3,333.34	(3,333.34)	.00	3,333.34	.00
08010	Reserve Interest Income	(16.01)	.00	16.01	(33.43)	.00	33.43	.00
	<b>Administrative/Business</b>	<b>969.21</b>	<b>4,227.67</b>	<b>3,258.46</b>	<b>5,041.54</b>	<b>8,455.34</b>	<b>3,413.80</b>	<b>53,732.00</b>

# NORTH END TOWNHOME CONDOMINIUM

Income/Expense Statement  
 Period: 02/01/17 to 02/28/17

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
	TOTAL EXPENSES	3,364.75	10,208.36	6,843.61	13,474.43	20,416.72	6,942.29	145,500.00
	Current Year Net Income/(loss)	8,734.02	1,874.97	6,859.05	10,723.29	3,749.94	6,973.35	(500.00)
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# NORTH END TOWNHOME CONDOMINIUM

## Reserve Statement

As of 02/28/17

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
2017 Reserve Contributions	0.00	3,333.34	0.00	3,333.34
Reserve Interest Income	0.00	33.43	0.00	33.43
Subtotal Reserves	<u>0.00</u>	<u>3,366.77</u>	<u>0.00</u>	<u>3,366.77</u>
RESERVE EXPENSES				
TOTAL RESERVES	<u>0.00</u>	<u>3,366.77</u>	<u>0.00</u>	<u>3,366.77</u>