

NORTH END TOWNHOME CONDOMINIUM

Balance Sheet
As of 07/31/17

ASSETS

Mutual of Omaha Bank Operating	\$ 10,499.18	
Mutual of Omaha - Reserve Ac	125,741.99	
Accounts Receivable	380.13	
TOTAL ASSETS		\$ 136,621.30
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 1,362.99	
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	9,518.93	
Subtotal Current Liab.		\$ 98,632.66

RESERVES:

Subtotal Reserves		\$.00
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EQUITY:

Retained Earnings	\$ 17,491.70	
Current Year Net Income/(Loss)	20,496.94	
Subtotal Equity		\$ 37,988.64

TOTAL LIABILITIES & EQUITY		\$ 136,621.30
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NORTH END TOWNHOME CONDOMINIUM

Income/Expense Statement
Period: 07/01/17 to 07/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	13,750.00	13,750.00	.00	96,250.00	96,250.00	.00	165,000.00
04100	Late Fee Income	30.00	.00	30.00	120.00	.00	120.00	.00
04450	Operating Interest Income	.52	.00	.52	5.21	.00	5.21	.00
04500	Reserve Income	(1,666.67)	(1,666.67)	.00	(10,000.02)	(11,666.69)	1,666.67	(20,000.00)
	Subtotal Income	12,113.85	12,083.33	30.52	86,375.19	84,583.31	1,791.88	145,000.00
EXPENSES								
Utilities Expense								
05000	Electric	41.59	159.50	117.91	647.27	1,116.50	469.23	1,914.00
05100	Water - Domestic	.00	1,867.00	1,867.00	9,842.66	13,069.00	3,226.34	22,404.00
05150	Water - Irrigation	.00	225.00	225.00	1,449.65	1,575.00	125.35	2,700.00
05400	Trash Removal	560.78	584.17	23.39	4,486.26	4,089.19	(397.07)	7,010.00
	Utilities Expense	602.37	2,835.67	2,233.30	16,425.84	19,849.69	3,423.85	34,028.00
Maintenance Expenses								
06000	Building Maint.	.00	250.00	250.00	989.74	1,750.00	760.26	3,000.00
06100	Roof/Gutter Repairs	.00	50.00	50.00	1,185.00	350.00	(835.00)	600.00
06150	Painting	.00	.00	.00	17,900.00	20,000.00	2,100.00	20,000.00
06400	Pest Control	234.67	166.67	(68.00)	294.67	1,166.69	872.02	2,000.00
06500	Landscape Contract	960.00	1,000.00	40.00	3,840.00	7,000.00	3,160.00	12,000.00
06525	Irrigation Repairs	398.19	136.67	(261.52)	1,105.44	956.69	(148.75)	1,640.00
06550	Plants/Trees	250.00	.00	(250.00)	250.00	.00	(250.00)	.00
06570	Fence Maintenance	950.45	41.67	(908.78)	950.45	291.69	(658.76)	500.00
06585	Snow Removal	.00	1,000.00	1,000.00	3,671.25	7,000.00	3,328.75	12,000.00
06625	Asphalt Maintenance	.00	41.67	41.67	.00	291.69	291.69	500.00
06800	Misc Grounds Maint	.00	416.67	416.67	63.75	2,916.69	2,852.94	5,000.00
06900	Contingency	.00	41.67	41.67	.00	291.69	291.69	500.00
	Maintenance Expenses	2,793.31	3,145.02	351.71	30,250.30	42,015.14	11,764.84	57,740.00
Administrative/Business								
07000	Management	978.50	978.50	.00	6,849.50	6,849.50	.00	11,742.00
07100	Administration	207.95	100.00	(107.95)	1,109.61	700.00	(409.61)	1,200.00
07200	Insurance	1,603.25	1,697.50	94.25	11,222.75	11,882.50	659.75	20,370.00
07300	Audit/Tax Return	.00	.00	.00	275.00	3,000.00	2,725.00	3,000.00
07450	Homeowners' Association Dues	1,410.00	1,410.00	.00	9,870.00	9,870.00	.00	16,920.00
07500	Legal	.00	41.67	41.67	.00	291.69	291.69	500.00
08001	2017 Reserve Contributions	(1,666.67)	.00	1,666.67	(10,000.02)	.00	10,000.02	.00
08010	Reserve Interest Income	(19.00)	.00	19.00	(124.73)	.00	124.73	.00

NORTH END TOWNHOME CONDOMINIUM

Income/Expense Statement
 Period: 07/01/17 to 07/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	Administrative/Business	2,514.03	4,227.67	1,713.64	19,202.11	32,593.69	13,391.58	53,732.00
	TOTAL EXPENSES	5,909.71	10,208.36	4,298.65	65,878.25	94,458.52	28,580.27	145,500.00
	Current Year Net Income/(loss)	6,204.14	1,874.97	4,329.17	20,496.94	(9,875.21)	30,372.15	(500.00)