

NORTH END TOWNHOME CONDOMINIUM

Balance Sheet  
As of 09/30/17

ASSETS

|                                |               |               |
|--------------------------------|---------------|---------------|
| Mutual of Omaha Bank Operating | \$ (1,401.48) |               |
| Mutual of Omaha - Reserve Ac   | 127,446.75    |               |
| Accounts Receivable            | 60.00         |               |
|                                | <hr/>         |               |
| TOTAL ASSETS                   |               | \$ 126,105.27 |
|                                |               | =====         |

LIABILITIES & EQUITY

CURRENT LIABILITIES:

|                                |            |              |
|--------------------------------|------------|--------------|
| 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            | 8,211.47   |              |
|                                | <hr/>      |              |
| Subtotal Current Liab.         |            | \$ 95,962.21 |

RESERVES:

|                   |  |        |
|-------------------|--|--------|
| Subtotal Reserves |  | \$ .00 |
|-------------------|--|--------|

EQUITY:

|                                |              |              |
|--------------------------------|--------------|--------------|
| Retained Earnings              | \$ 17,491.70 |              |
| Current Year Net Income/(Loss) | 12,651.36    |              |
|                                | <hr/>        |              |
| Subtotal Equity                |              | \$ 30,143.06 |

|                            |  |               |
|----------------------------|--|---------------|
| TOTAL LIABILITIES & EQUITY |  | \$ 126,105.27 |
|                            |  | =====         |

# NORTH END TOWNHOME CONDOMINIUM

Income/Expense Statement  
Period: 09/01/17 to 09/30/17

| 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             | 123,750.00        | 123,750.00        | .00             | 165,000.00        |
| 04100                          | Late Fee Income              | .00              | .00              | .00             | 150.00            | .00               | 150.00          | .00               |
| 04350                          | Working Capital              | .00              | .00              | .00             | 576.00            | .00               | 576.00          | .00               |
| 04450                          | Operating Interest Income    | .65              | .00              | .65             | 6.37              | .00               | 6.37            | .00               |
| 04500                          | Reserve Income               | (1,666.67)       | (1,666.67)       | .00             | (13,333.36)       | (15,000.03)       | 1,666.67        | (20,000.00)       |
|                                | <b>Subtotal Income</b>       | <b>12,083.98</b> | <b>12,083.33</b> | <b>.65</b>      | <b>111,149.01</b> | <b>108,749.97</b> | <b>2,399.04</b> | <b>145,000.00</b> |
| <b>EXPENSES</b>                |                              |                  |                  |                 |                   |                   |                 |                   |
| <b>Utilities Expense</b>       |                              |                  |                  |                 |                   |                   |                 |                   |
| 05000                          | Electric                     | 14.40            | 159.50           | 145.10          | 798.48            | 1,435.50          | 637.02          | 1,914.00          |
| 05100                          | Water - Domestic             | .00              | 1,867.00         | 1,867.00        | 13,318.09         | 16,803.00         | 3,484.91        | 22,404.00         |
| 05150                          | Water - Irrigation           | .00              | 225.00           | 225.00          | 3,095.49          | 2,025.00          | (1,070.49)      | 2,700.00          |
| 05400                          | Trash Removal                | .00              | 584.17           | 584.17          | 5,047.04          | 5,257.53          | 210.49          | 7,010.00          |
|                                | <b>Utilities Expense</b>     | <b>14.40</b>     | <b>2,835.67</b>  | <b>2,821.27</b> | <b>22,259.10</b>  | <b>25,521.03</b>  | <b>3,261.93</b> | <b>34,028.00</b>  |
| <b>Maintenance Expenses</b>    |                              |                  |                  |                 |                   |                   |                 |                   |
| 06000                          | Building Maint.              | .00              | 250.00           | 250.00          | 4,056.99          | 2,250.00          | (1,806.99)      | 3,000.00          |
| 06100                          | Roof/Gutter Repairs          | .00              | 50.00            | 50.00           | 1,185.00          | 450.00            | (735.00)        | 600.00            |
| 06150                          | Painting                     | .00              | .00              | .00             | 17,900.00         | 20,000.00         | 2,100.00        | 20,000.00         |
| 06400                          | Pest Control                 | 364.00           | 166.67           | (197.33)        | 658.67            | 1,500.03          | 841.36          | 2,000.00          |
| 06500                          | Landscape Contract           | 960.00           | 1,000.00         | 40.00           | 5,760.00          | 9,000.00          | 3,240.00        | 12,000.00         |
| 06525                          | Irrigation Repairs           | .00              | 136.67           | 136.67          | 1,105.44          | 1,230.03          | 124.59          | 1,640.00          |
| 06550                          | Plants/Trees                 | .00              | .00              | .00             | 2,510.00          | .00               | (2,510.00)      | .00               |
| 06570                          | Fence Maintenance            | .00              | 41.67            | 41.67           | 1,300.45          | 375.03            | (925.42)        | 500.00            |
| 06585                          | Snow Removal                 | .00              | 1,000.00         | 1,000.00        | 3,671.25          | 9,000.00          | 5,328.75        | 12,000.00         |
| 06625                          | Asphalt Maintenance          | .00              | 41.67            | 41.67           | .00               | 375.03            | 375.03          | 500.00            |
| 06800                          | Misc Grounds Maint           | .00              | 416.67           | 416.67          | 9,263.75          | 3,750.03          | (5,513.72)      | 5,000.00          |
| 06900                          | Contingency                  | .00              | 41.67            | 41.67           | .00               | 375.03            | 375.03          | 500.00            |
|                                | <b>Maintenance Expenses</b>  | <b>1,324.00</b>  | <b>3,145.02</b>  | <b>1,821.02</b> | <b>47,411.55</b>  | <b>48,305.18</b>  | <b>893.63</b>   | <b>57,740.00</b>  |
| <b>Administrative/Business</b> |                              |                  |                  |                 |                   |                   |                 |                   |
| 07000                          | Management                   | 978.50           | 978.50           | .00             | 8,806.50          | 8,806.50          | .00             | 11,742.00         |
| 07100                          | Administration               | 133.24           | 100.00           | (33.24)         | 1,402.77          | 900.00            | (502.77)        | 1,200.00          |
| 07200                          | Insurance                    | 4,649.24         | 1,697.50         | (2,951.74)      | 17,482.24         | 15,277.50         | (2,204.74)      | 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             | 12,690.00         | 12,690.00         | .00             | 16,920.00         |
| 07500                          | Legal                        | .00              | 41.67            | 41.67           | .00               | 375.03            | 375.03          | 500.00            |
| 08001                          | 2017 Reserve Contributions   | .00              | .00              | .00             | (11,666.69)       | .00               | 11,666.69       | .00               |
| 08010                          | Reserve Interest Income      | (18.86)          | .00              | 18.86           | (162.82)          | .00               | 162.82          | .00               |

# NORTH END TOWNHOME CONDOMINIUM

Income/Expense Statement  
 Period: 09/01/17 to 09/30/17

| Account | Description                    | Current Period |           |            | Year-To-Date |            |           | Yearly Budget |
|---------|--------------------------------|----------------|-----------|------------|--------------|------------|-----------|---------------|
|         |                                | Actual         | Budget    | Variance   | Actual       | Budget     | Variance  |               |
|         | Administrative/Business        | 7,152.12       | 4,227.67  | (2,924.45) | 28,827.00    | 41,049.03  | 12,222.03 | 53,732.00     |
|         | TOTAL EXPENSES                 | 8,490.52       | 10,208.36 | 1,717.84   | 98,497.65    | 114,875.24 | 16,377.59 | 145,500.00    |
|         | Current Year Net Income/(loss) | 3,593.46       | 1,874.97  | 1,718.49   | 12,651.36    | (6,125.27) | 18,776.63 | (500.00)      |