

NORTH END TOWNHOME CONDOMINIUM

Balance Sheet
As of 12/31/17

ASSETS

Mutual of Omaha Bank Operating	\$	8,483.35	
Mutual of Omaha - Reserve Ac		127,505.02	
Accounts Receivable		999.39	
			\$ 136,987.76
TOTAL ASSETS			\$ 136,987.76

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$	5,740.43	
Due to Market 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		10,523.62	
			\$ 104,014.79
Subtotal Current Liab.			\$ 104,014.79

RESERVES:

Subtotal Reserves			\$.00
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EQUITY:

Retained Earnings	\$	17,491.70	
Current Year Net Income/(Loss)		15,481.27	
			\$ 32,972.97
Subtotal Equity			\$ 32,972.97

TOTAL LIABILITIES & EQUITY			\$ 136,987.76
			\$ 136,987.76

NORTH END TOWNHOME CONDOMINIUM

Income/Expense Statement
Period: 12/01/17 to 12/31/17

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
04000	Assessment Income	13,750.00	13,750.00	.00	165,000.00	165,000.00	.00	165,000.00
04100	Late Fee Income	30.00	.00	30.00	240.00	.00	240.00	.00
04350	Working Capital	.00	.00	.00	576.00	.00	576.00	.00
04450	Operating Interest Income	.67	.00	.67	7.75	.00	7.75	.00
04500	Reserve Income	(1,666.67)	(1,666.63)	(.04)	(18,333.37)	(20,000.00)	1,666.63	(20,000.00)
	Subtotal Income	12,114.00	12,083.37	30.63	147,490.38	145,000.00	2,490.38	145,000.00
EXPENSES								
Utilities Expense								
05000	Electric	27.12	159.50	132.38	1,124.94	1,914.00	789.06	1,914.00
05100	Water - Domestic	1,733.32	1,867.00	133.68	20,148.82	22,404.00	2,255.18	22,404.00
05150	Water - Irrigation	30.44	225.00	194.56	4,355.83	2,700.00	(1,655.83)	2,700.00
05400	Trash Removal	1,121.56	584.13	(537.43)	7,290.16	7,010.00	(280.16)	7,010.00
	Utilities Expense	2,912.44	2,835.63	(76.81)	32,919.75	34,028.00	1,108.25	34,028.00
Maintenance Expenses								
06000	Building Maint.	.00	250.00	250.00	4,139.64	3,000.00	(1,139.64)	3,000.00
06100	Roof/Gutter Repairs	.00	50.00	50.00	1,185.00	600.00	(585.00)	600.00
06150	Painting	.00	.00	.00	17,900.00	20,000.00	2,100.00	20,000.00
06200	Parking Lot Maintenance	.00	.00	.00	1,500.00	.00	(1,500.00)	.00
06400	Pest Control	89.00	166.63	77.63	747.67	2,000.00	1,252.33	2,000.00
06500	Landscape Contract	960.00	1,000.00	40.00	8,640.00	12,000.00	3,360.00	12,000.00
06525	Irrigation Repairs	.00	136.63	136.63	2,700.03	1,640.00	(1,060.03)	1,640.00
06550	Plants/Trees	950.00	.00	(950.00)	3,460.00	.00	(3,460.00)	.00
06570	Fence Maintenance	.00	41.63	41.63	1,300.45	500.00	(800.45)	500.00
06585	Snow Removal	2,310.00	1,000.00	(1,310.00)	6,371.25	12,000.00	5,628.75	12,000.00
06625	Asphalt/Concrete Maint	.00	41.63	41.63	2,500.00	500.00	(2,000.00)	500.00
06800	Misc Grounds Maint	.00	416.63	416.63	9,263.75	5,000.00	(4,263.75)	5,000.00
06900	Contingency	.00	41.63	41.63	.00	500.00	500.00	500.00
	Maintenance Expenses	4,309.00	3,144.78	(1,164.22)	59,707.79	57,740.00	(1,967.79)	57,740.00
Administrative/Business								
07000	Management	978.50	978.50	.00	11,742.00	11,742.00	.00	11,742.00
07100	Administration	358.16	100.00	(258.16)	2,197.82	1,200.00	(997.82)	1,200.00
07200	Insurance	1,433.91	1,697.50	263.59	22,318.31	20,370.00	(1,948.31)	20,370.00
07300	Audit/Tax Return	.00	.00	.00	275.00	3,000.00	2,725.00	3,000.00
07400	Bank Charges/Fees	.00	.00	.00	30.00	.00	(30.00)	.00
07450	Homeowners' Association Dues	1,410.00	1,410.00	.00	16,920.00	16,920.00	.00	16,920.00
07500	Legal	.00	41.63	41.63	.00	500.00	500.00	500.00

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Income/Expense Statement
 Period: 12/01/17 to 12/31/17

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
07600	Miscellaneous	55.04	.00	(55.04)	2,786.22	.00	(2,786.22)	.00
08001	2017 Reserve Contributions	.00	.00	.00	(16,666.70)	.00	16,666.70	.00
08010	Reserve Interest Income	(19.49)	.00	19.49	(221.08)	.00	221.08	.00
	Administrative/Business	4,216.12	4,227.63	11.51	39,381.57	53,732.00	14,350.43	53,732.00
	TOTAL EXPENSES	11,437.56	10,208.04	(1,229.52)	132,009.11	145,500.00	13,490.89	145,500.00
	Current Year Net Income/(loss)	676.44	1,875.33	(1,198.89)	15,481.27	(500.00)	15,981.27	(500.00)