

NORTH END TOWNHOME CONDOMINIUM

Balance Sheet
As of 10/31/18

ASSETS

Mutual of Omaha Bank Operating	\$ 7,554.40	
Mutual of Omaha - Reserve Ac	135,612.86	
Accounts Receivable	681.88	
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TOTAL ASSETS		\$ 143,849.14
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 1,666.67	
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	7,192.62	
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Subtotal Current Liab.		\$ 96,610.03

RESERVES:

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

Retained Earnings	\$ 32,972.97	
Current Year Net Income/(Loss)	14,266.14	
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Subtotal Equity		\$ 47,239.11

TOTAL LIABILITIES & EQUITY		\$ 143,849.14
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NORTH END TOWNHOME CONDOMINIUM

Income/Expense Statement
Period: 10/01/18 to 10/31/18

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	137,500.00	137,500.00	.00	165,000.00
04100	Late Fee Income	.00	.00	.00	195.00	.00	195.00	.00
04350	Working Capital	.00	.00	.00	1,851.52	.00	1,851.52	.00
04400	Miscellaneous Income	.00	.00	.00	136.00	.00	136.00	.00
04450	Operating Interest Income	.61	.00	.61	8.77	.00	8.77	.00
04500	Reserve Income	(1,666.67)	(1,666.67)	.00	(16,666.70)	(16,666.70)	.00	(20,000.00)
	Subtotal Income	12,083.94	12,083.33	.61	123,024.59	120,833.30	2,191.29	145,000.00
EXPENSES								
Utilities Expense								
05000	Electric	49.01	133.33	84.32	1,060.73	1,333.30	272.57	1,600.00
05100	Water - Domestic	1,951.50	1,533.67	(417.83)	18,759.03	15,336.70	(3,422.33)	18,404.00
05150	Water - Irrigation	1,387.10	375.00	(1,012.10)	4,005.62	3,750.00	(255.62)	4,500.00
05400	Trash Removal	579.38	584.17	4.79	5,912.40	5,841.70	(70.70)	7,010.00
	Utilities Expense	3,966.99	2,626.17	(1,340.82)	29,737.78	26,261.70	(3,476.08)	31,514.00
Maintenance Expenses								
06000	Building Maint.	(683.38)	583.33	1,266.71	(568.05)	5,833.30	6,401.35	7,000.00
06100	Roof/Gutter Repairs	.00	83.33	83.33	2,942.50	833.30	(2,109.20)	1,000.00
06150	Painting	450.00	1,666.67	1,216.67	18,900.00	16,666.70	(2,233.30)	20,000.00
06400	Pest Control	.00	83.33	83.33	150.00	833.30	683.30	1,000.00
06500	Landscape Contract	1,495.00	1,083.33	(411.67)	13,345.00	10,833.30	(2,511.70)	13,000.00
06525	Irrigation Repairs	.00	125.00	125.00	990.32	1,250.00	259.68	1,500.00
06570	Fence Maintenance	.00	41.67	41.67	1,603.98	416.70	(1,187.28)	500.00
06585	Snow Removal	.00	916.67	916.67	6,782.00	9,166.70	2,384.70	11,000.00
06625	Asphalt/Concrete Maint	.00	269.67	269.67	.00	2,696.70	2,696.70	3,236.00
06750	Lighting Maintenance	.00	.00	.00	154.12	.00	(154.12)	.00
06800	Misc Grounds Maint	.00	333.33	333.33	12,430.68	3,333.30	(9,097.38)	4,000.00
	Maintenance Expenses	1,261.62	5,186.33	3,924.71	56,730.55	51,863.30	(4,867.25)	62,236.00
Administrative/Business								
07000	Management	1,017.50	1,017.50	.00	10,175.00	10,175.00	.00	12,210.00
07100	Administration	148.82	158.33	9.51	1,139.10	1,583.30	444.20	1,900.00
07200	Insurance	1,433.91	1,614.17	180.26	13,257.19	16,141.70	2,884.51	19,370.00
07300	Audit/Tax Return	.00	29.17	29.17	280.00	291.70	11.70	350.00
07450	Homeowners' Association Dues	1,410.00	1,410.00	.00	14,100.00	14,100.00	.00	16,920.00
07500	Legal	.00	41.67	41.67	280.00	416.70	136.70	500.00
08000	Reserve Contributions	(1,666.67)	.00	1,666.67	(1,666.67)	.00	1,666.67	.00
08001	2018 Reserve Contributions	.00	.00	.00	(15,000.03)	.00	15,000.03	.00

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Income/Expense Statement
 Period: 10/01/18 to 10/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
08010	Reserve Interest Income	(51.22)	.00	51.22	(274.47)	.00	274.47	.00
	Administrative/Business	2,292.34	4,270.84	1,978.50	22,290.12	42,708.40	20,418.28	51,250.00
	TOTAL EXPENSES	7,520.95	12,083.34	4,562.39	108,758.45	120,833.40	12,074.95	145,000.00
	Current Year Net Income/(loss)	4,562.99	(.01)	4,563.00	14,266.14	(.10)	14,266.24	.00