

NORTH END TOWNHOME CONDOMINIUM

Balance Sheet
As of 05/31/19

ASSETS

Mutual of Omaha Bank Operating	\$ 28,560.38	
Mutual of Omaha - Reserve Ac	147,648.60	
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TOTAL ASSETS		\$ 176,208.98
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 3,801.10	
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	12,846.77	
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Subtotal Current Liab.		\$ 104,398.61

RESERVES:

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

Retained Earnings	\$ 48,548.54	
Current Year Net Income/(Loss)	23,261.83	
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Subtotal Equity		\$ 71,810.37

TOTAL LIABILITIES & EQUITY		\$ 176,208.98
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NORTH END TOWNHOME CONDOMINIUM

Income/Expense Statement
Period: 05/01/19 to 05/31/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	15,880.02	15,879.75	.27	79,400.10	79,398.75	1.35	190,557.00
04100	Late Fee Income	.00	.00	.00	45.00	.00	45.00	.00
04450	Operating Interest Income	1.48	.00	1.48	6.85	.00	6.85	.00
04500	Reserve Income	(1,666.67)	(1,666.67)	.00	(6,666.68)	(8,333.35)	1,666.67	(20,000.00)
	Subtotal Income	14,214.83	14,213.08	1.75	72,785.27	71,065.40	1,719.87	170,557.00
EXPENSES								
Utilities Expense								
05000	Electric	74.27	120.83	46.56	407.76	604.15	196.39	1,450.00
05100	Water - Domestic	1,803.08	1,916.67	113.59	11,137.18	9,583.35	(1,553.83)	23,000.00
05150	Water - Irrigation	31.35	375.00	343.65	188.10	1,875.00	1,686.90	4,500.00
05400	Trash Removal	577.98	625.00	47.02	3,466.48	3,125.00	(341.48)	7,500.00
	Utilities Expense	2,486.68	3,037.50	550.82	15,199.52	15,187.50	(12.02)	36,450.00
Maintenance Expenses								
06000	Building Maint.	180.00	291.67	111.67	641.73	1,458.35	816.62	3,500.00
06100	Roof/Gutter Repairs	.00	125.00	125.00	675.00	625.00	(50.00)	1,500.00
06150	Painting	.00	24,500.00	24,500.00	.00	24,500.00	24,500.00	24,500.00
06200	Pest Control	.00	41.67	41.67	.00	208.35	208.35	500.00
06300	Common Area Lights	.00	.00	.00	47.79	.00	(47.79)	.00
06400	Pest Control	400.00	.00	(400.00)	470.00	.00	(470.00)	.00
06500	Landscape Contract	1,713.00	1,208.33	(504.67)	3,426.00	6,041.65	2,615.65	14,500.00
06525	Irrigation Repairs	.00	100.00	100.00	.00	500.00	500.00	1,200.00
06550	Plants/Trees	.00	.00	.00	3,000.00	.00	(3,000.00)	.00
06570	Fence Maintenance	.00	208.33	208.33	.00	1,041.65	1,041.65	2,500.00
06585	Snow Removal	.00	1,145.83	1,145.83	11,470.92	5,729.15	(5,741.77)	13,750.00
06625	Asphalt/Concrete Maint	.00	100.00	100.00	.00	500.00	500.00	1,200.00
06800	Misc Grounds Maint	.00	1,000.00	1,000.00	.00	5,000.00	5,000.00	12,000.00
	Maintenance Expenses	2,293.00	28,720.83	26,427.83	19,731.44	45,604.15	25,872.71	75,150.00
Administrative/Business								
07000	Management	1,068.00	1,068.00	.00	5,340.00	5,340.00	.00	12,816.00
07100	Administration	109.40	125.00	15.60	655.28	625.00	(30.28)	1,500.00
07200	Insurance	1,553.00	1,720.92	167.92	7,765.00	8,604.60	839.60	20,651.00
07300	Audit/Tax Return	.00	.00	.00	.00	3,750.00	3,750.00	3,750.00
07400	Bank Charges/Fees	.00	.00	.00	10.00	.00	(10.00)	.00
07450	Homeowners' Association Dues	1,551.00	1,645.00	94.00	7,755.00	8,225.00	470.00	19,740.00
07500	Legal	.00	41.67	41.67	.00	208.35	208.35	500.00
08000	Reserve Contributions	(1,666.67)	.00	1,666.67	(6,666.68)	.00	6,666.68	.00

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Income/Expense Statement
 Period: 05/01/19 to 05/31/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
08010	Reserve Interest Income	(55.97)	.00	55.97	(266.12)	.00	266.12	.00
	Administrative/Business	2,558.76	4,600.59	2,041.83	14,592.48	26,752.95	12,160.47	58,957.00
	TOTAL EXPENSES	7,338.44	36,358.92	29,020.48	49,523.44	87,544.60	38,021.16	170,557.00
	Current Year Net Income/(loss)	6,876.39	(22,145.84)	29,022.23	23,261.83	(16,479.20)	39,741.03	.00