

NORTH END TOWNHOME CONDOMINIUM

Balance Sheet
As of 08/31/19

ASSETS

Mutual of Omaha Bank Operating	\$ 8,863.16	
Mutual of Omaha - Reserve Ac	152,818.27	
Accounts Receivable	455.51	
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TOTAL ASSETS		\$ 162,136.94
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 2,445.77	
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	12,313.16	
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Subtotal Current Liab.		\$ 102,509.67

RESERVES:

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

Retained Earnings	\$ 48,548.54	
Current Year Net Income/(Loss)	11,078.73	
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Subtotal Equity		\$ 59,627.27

TOTAL LIABILITIES & EQUITY		\$ 162,136.94
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NORTH END TOWNHOME CONDOMINIUM

Income/Expense Statement Period: 08/01/19 to 08/31/19

Description	Current Period			Year-To-Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:							
Assessment Income	15,880.02	15,879.75	.27	127,040.16	127,038.00	2.16	190,557.00
Late Fee Income	.00	.00	.00	75.00	.00	75.00	.00
Working Capital	1,334.72	.00	1,334.72	1,999.34	.00	1,999.34	.00
Operating Interest Income	.94	.00	.94	11.20	.00	11.20	.00
Reserve Income	(1,666.67)	(1,666.67)	.00	(11,666.69)	(13,333.36)	1,666.67	(20,000.00)
Subtotal Income	15,549.01	14,213.08	1,335.93	117,459.01	113,704.64	3,754.37	170,557.00
EXPENSES							
Utilities Expense							
Electric	116.32	120.83	4.51	658.59	966.64	308.05	1,450.00
Water - Domestic	1,830.20	1,916.67	86.47	14,722.81	15,333.36	610.55	23,000.00
Water - Irrigation	418.19	375.00	(43.19)	682.92	3,000.00	2,317.08	4,500.00
Trash Removal	481.65	625.00	143.35	5,007.76	5,000.00	(7.76)	7,500.00
Utilities Expense	2,846.36	3,037.50	191.14	21,072.08	24,300.00	3,227.92	36,450.00
Maintenance Expenses							
Building Maint.	3,840.30	291.67	(3,548.63)	4,577.03	2,333.36	(2,243.67)	3,500.00
Roof/Gutter Repairs	.00	125.00	125.00	1,025.00	1,000.00	(25.00)	1,500.00
Painting	.00	.00	.00	20,900.00	24,500.00	3,600.00	24,500.00
Concrete	.00	41.67	41.67	.00	333.36	333.36	500.00
Common Area Lights	.00	.00	.00	47.79	.00	(47.79)	.00
Pest Control	70.00	.00	(70.00)	1,230.00	.00	(1,230.00)	.00
Landscape Contract	1,713.00	1,208.33	(504.67)	8,565.00	9,666.64	1,101.64	14,500.00
Irrigation Repairs	350.34	100.00	(250.34)	2,838.07	800.00	(2,038.07)	1,200.00
Plants/Trees	.00	.00	.00	3,000.00	.00	(3,000.00)	.00
Fence Maintenance	.00	208.33	208.33	.00	1,666.64	1,666.64	2,500.00
Snow Removal	.00	1,145.83	1,145.83	11,470.92	9,166.64	(2,304.28)	13,750.00
Asphalt/Concrete Maint	.00	100.00	100.00	.00	800.00	800.00	1,200.00
Misc Grounds Maint	.00	1,000.00	1,000.00	178.10	8,000.00	7,821.90	12,000.00
GROUPS IMPROVEMENTS	.00	.00	.00	9,133.53	.00	(9,133.53)	.00
Maintenance Expenses	5,973.64	4,220.83	(1,752.81)	62,965.44	58,266.64	(4,698.80)	75,150.00
Administrative/Business							
Management	1,068.00	1,068.00	.00	8,544.00	8,544.00	.00	12,816.00
Administration	164.60	125.00	(39.60)	1,049.23	1,000.00	(49.23)	1,500.00
Insurance	1,553.00	1,720.92	167.92	12,424.00	13,767.36	1,343.36	20,651.00
Audit/Tax Return	.00	.00	.00	.00	3,750.00	3,750.00	3,750.00
Bank Charges/Fees	.00	.00	.00	20.00	.00	(20.00)	.00
Homeowners' Association Dues	1,551.00	1,645.00	94.00	12,408.00	13,160.00	752.00	19,740.00

NORTH END TOWNHOME CONDOMINIUM

Income/Expense Statement Period: 08/01/19 to 08/31/19

Description	Current Period			Year-To-Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Legal	.00	41.67	41.67	.00	333.36	333.36	500.00
Reserve Contributions	(1,666.67)	.00	1,666.67	(11,666.69)	.00	11,666.69	.00
Reserve Interest Income	(57.80)	.00	57.80	(435.78)	.00	435.78	.00
Administrative/Business	2,612.13	4,600.59	1,988.46	22,342.76	40,554.72	18,211.96	58,957.00
TOTAL EXPENSES	11,432.13	11,858.92	426.79	106,380.28	123,121.36	16,741.08	170,557.00
Current Year Net Income/(loss)	4,116.88	2,354.16	1,762.72	11,078.73	(9,416.72)	20,495.45	.00