

# NORTH END TOWNHOME CONDOMINIUM

Balance Sheet  
As of 09/30/19

## ASSETS

Mutual of Omaha Bank Operating	\$	7,455.89	
Mutual of Omaha - Reserve Ac		154,541.56	
Accounts Receivable		67.65	
TOTAL ASSETS			\$ 162,065.10
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## LIABILITIES & EQUITY

### CURRENT LIABILITIES:

Accounts Payable	\$	12,689.08	
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		9,607.17	
Subtotal Current Liab.			\$ 110,046.99

### RESERVES:

Subtotal Reserves			\$ .00
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### EQUITY:

Retained Earnings	\$	48,548.54	
Current Year Net Income/(Loss)		3,469.57	
Subtotal Equity			\$ 52,018.11

TOTAL LIABILITIES & EQUITY			\$ 162,065.10
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# NORTH END TOWNHOME CONDOMINIUM

Income/Expense Statement  
Period: 09/01/19 to 09/30/19

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>							
Assessment Income	15,880.02	15,879.75	.27	142,920.18	142,917.75	2.43	190,557.00
Late Fee Income	.00	.00	.00	75.00	.00	75.00	.00
Working Capital	.00	.00	.00	1,999.34	.00	1,999.34	.00
Operating Interest Income	.77	.00	.77	11.97	.00	11.97	.00
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>14,214.12</b>	<b>14,213.08</b>	<b>1.04</b>	<b>131,673.13</b>	<b>127,917.72</b>	<b>3,755.41</b>	<b>170,557.00</b>
<b>EXPENSES</b>							
<b>Utilities Expense</b>							
Electric	58.94	120.83	61.89	717.53	1,087.47	369.94	1,450.00
Water - Domestic	1,787.10	1,916.67	129.57	16,509.91	17,250.03	740.12	23,000.00
Water - Irrigation	813.39	375.00	(438.39)	1,496.31	3,375.00	1,878.69	4,500.00
Trash Removal	577.98	625.00	47.02	5,585.74	5,625.00	39.26	7,500.00
<b>Utilities Expense</b>	<b>3,237.41</b>	<b>3,037.50</b>	<b>(199.91)</b>	<b>24,309.49</b>	<b>27,337.50</b>	<b>3,028.01</b>	<b>36,450.00</b>
<b>Maintenance Expenses</b>							
Building Maint.	7,720.00	291.67	(7,428.33)	12,297.03	2,625.03	(9,672.00)	3,500.00
Roof/Gutter Repairs	.00	125.00	125.00	1,025.00	1,125.00	100.00	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	375.03	375.03	500.00
Common Area Lights	.00	.00	.00	47.79	.00	(47.79)	.00
Pest Control	70.00	.00	(70.00)	1,300.00	.00	(1,300.00)	.00
Landscape Contract	1,713.00	1,208.33	(504.67)	10,278.00	10,874.97	596.97	14,500.00
Irrigation Repairs	202.41	100.00	(102.41)	3,040.48	900.00	(2,140.48)	1,200.00
Plants/Trees	.00	.00	.00	3,000.00	.00	(3,000.00)	.00
Fence Maintenance	.00	208.33	208.33	.00	1,874.97	1,874.97	2,500.00
Snow Removal	.00	1,145.83	1,145.83	11,470.92	10,312.47	(1,158.45)	13,750.00
Asphalt/Concrete Maint	6,150.00	100.00	(6,050.00)	6,150.00	900.00	(5,250.00)	1,200.00
Misc Grounds Maint	.00	1,000.00	1,000.00	178.10	9,000.00	8,821.90	12,000.00
<b>GROUNDS IMPROVEMENTS</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>9,133.53</b>	<b>.00</b>	<b>(9,133.53)</b>	<b>.00</b>
<b>Maintenance Expenses</b>	<b>15,855.41</b>	<b>4,220.83</b>	<b>(11,634.58)</b>	<b>78,820.85</b>	<b>62,487.47</b>	<b>(16,333.38)</b>	<b>75,150.00</b>
<b>Administrative/Business</b>							
Management	1,068.00	1,068.00	.00	9,612.00	9,612.00	.00	12,816.00
Administration	181.75	125.00	(56.75)	1,230.98	1,125.00	(105.98)	1,500.00
Insurance	1,553.00	1,720.92	167.92	13,977.00	15,488.28	1,511.28	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	13,959.00	14,805.00	846.00	19,740.00

# NORTH END TOWNHOME CONDOMINIUM

Income/Expense Statement  
 Period: 09/01/19 to 09/30/19

Description	Current Period			Year-To-Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Legal	.00	41.67	41.67	.00	375.03	375.03	500.00
Miscellaneous	100.00	.00	(100.00)	100.00	.00	(100.00)	.00
Reserve Contributions	(1,666.67)	.00	1,666.67	(13,333.36)	.00	13,333.36	.00
Reserve Interest Income	(56.62)	.00	56.62	(492.40)	.00	492.40	.00
Administrative/Business	2,730.46	4,600.59	1,870.13	25,073.22	45,155.31	20,082.09	58,957.00
TOTAL EXPENSES	21,823.28	11,858.92	(9,964.36)	128,203.56	134,980.28	6,776.72	170,557.00
Current Year Net Income/(loss)	(7,609.16)	2,354.16	(9,963.32)	3,469.57	(7,062.56)	10,532.13	.00
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