

NORTH END TOWNHOME CONDOMINIUM

Balance Sheet
As of 10/31/19

DRAFT

ASSETS

Mutual of Omaha Bank Operating	\$ 1,305.82	
Mutual of Omaha - Reserve Ac	154,600.64	
Accounts Receivable	15.00	
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TOTAL ASSETS		\$ 155,921.46
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 1,721.90	
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	8,931.93	
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Subtotal Current Liab.		\$ 98,404.57

RESERVES:

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

Retained Earnings	\$ 48,548.54	
Current Year Net Income/(Loss)	8,968.35	
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Subtotal Equity		\$ 57,516.89

TOTAL LIABILITIES & EQUITY		\$ 155,921.46
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NORTH END TOWNHOME CONDOMINIUM

Income/Expense Statement
Period: 10/01/19 to 10/31/19

Description	Current Period			Year To Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:							
Assessment Income	15,880.02	15,879.75	.27	158,800.20	158,797.50	2.70	190,557.00
Late Fee Income	.00	.00	.00	75.00	.00	75.00	.00
Working Capital	666.14	.00	666.14	2,665.48	.00	2,665.48	.00
2019 Hail Insurance Claim	395,898.55	.00	395,898.55	395,898.55	.00	395,898.55	.00
Operating Interest Income	14.21	.00	14.21	26.18	.00	26.18	.00
Reserve Income	(1,666.67)	(1,666.67)	.00	(15,000.03)	(16,666.70)	1,666.67	(20,000.00)
Subtotal Income	410,792.25	14,213.08	396,579.17	542,465.38	142,130.80	400,334.58	170,557.00
EXPENSES							
Utilites Expense							
Electric	142.31	120.83	(21.48)	859.84	1,208.30	348.46	1,450.00
Water - Domestic	2,068.04	1,916.67	(151.37)	18,577.95	19,166.70	588.75	23,000.00
Water - Irrigation	1,171.76	375.00	(796.76)	2,668.07	3,750.00	1,081.93	4,500.00
Trash Removal	577.98	625.00	47.02	6,163.72	6,250.00	86.28	7,500.00
Utilites Expense	3,960.09	3,037.50	(922.59)	28,269.58	30,375.00	2,105.42	36,450.00
Maintenance Expenses							
Building Maint.	.00	291.67	291.67	12,297.03	2,916.70	(9,380.33)	3,500.00
Roof/Gutter Repairs	.00	125.00	125.00	1,025.00	1,250.00	225.00	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	416.70	416.70	500.00
Common Area Lights	.00	.00	.00	47.79	.00	(47.79)	.00
Pest Control	.00	.00	.00	1,300.00	.00	(1,300.00)	.00
Landscape Contract	1,713.00	1,208.33	(504.67)	11,991.00	12,083.30	92.30	14,500.00
Irrigation Repairs	.00	100.00	100.00	3,040.48	1,000.00	(2,040.48)	1,200.00
Plants/Trees	.00	.00	.00	3,000.00	.00	(3,000.00)	.00
Fence Maintenance	.00	208.33	208.33	.00	2,083.30	2,083.30	2,500.00
Snow Removal	.00	1,145.83	1,145.83	11,470.92	11,458.30	(12.62)	13,750.00
Asphalt/Concrete Maint	.00	100.00	100.00	6,150.00	1,000.00	(5,150.00)	1,200.00
Misc Grounds Maint	.00	1,000.00	1,000.00	178.10	10,000.00	9,821.90	12,000.00
GROUND IMPROVEMENTS	.00	.00	.00	9,133.53	.00	(9,133.53)	.00
Maintenance Expenses	1,713.00	4,220.83	2,507.83	80,533.85	66,708.30	(13,825.55)	75,150.00
Administrative/Business							
Management	1,068.00	1,068.00	.00	10,680.00	10,680.00	.00	12,816.00
Administration	161.25	125.00	(36.25)	1,392.23	1,250.00	(142.23)	1,500.00
Insurance	5,119.00	1,720.92	(3,398.08)	19,096.00	17,209.20	(1,886.80)	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

