

NORTH END TOWNHOME CONDOMINIUM

Balance Sheet
As of 11/30/19

ASSETS

Mutual of Omaha Bank Operating	\$ 3,817.56	
Mutual of Omaha - Reserve Ac	156,325.12	
Accounts Receivable	(514.98)	
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TOTAL ASSETS		\$ 159,627.70
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 9,724.32	
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	8,114.61	
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Subtotal Current Liab.		\$ 105,589.67

RESERVES:

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

Retained Earnings	\$ 48,548.54	
Current Year Net Income/(Loss)	5,489.49	
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Subtotal Equity		\$ 54,038.03

TOTAL LIABILITIES & EQUITY		\$ 159,627.70
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NORTH END TOWNHOME CONDOMINIUM

Income/Expense Statement Period: 11/01/19 to 11/30/19

Description	Current Period			Year-To-Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:							
Assessment Income	15,880.02	15,879.75	.27	174,680.22	174,677.25	2.97	190,557.00
Late Fee Income	.00	.00	.00	75.00	.00	75.00	.00
Working Capital	684.08	.00	684.08	3,349.56	.00	3,349.56	.00
2019 Hail Insurance Claim	.00	.00	.00	395,898.55	.00	395,898.55	.00
Operating Interest Income	.54	.00	.54	26.72	.00	26.72	.00
Reserve Income	(1,666.67)	(1,666.67)	.00	(18,333.37)	(18,333.37)	.00	(20,000.00)
Subtotal Income	14,897.97	14,213.08	684.89	555,696.68	156,343.88	399,352.80	170,557.00
EXPENSES							
Utilites Expense							
Electric	47.82	120.83	73.01	942.33	1,329.13	386.80	1,450.00
Water - Domestic	1,949.13	1,916.67	(32.46)	20,527.08	21,083.37	556.29	23,000.00
Water - Irrigation	1,085.11	375.00	(710.11)	3,753.18	4,125.00	371.82	4,500.00
Trash Removal	674.31	625.00	(49.31)	6,838.03	6,875.00	36.97	7,500.00
Utilites Expense	3,756.37	3,037.50	(718.87)	32,060.62	33,412.50	1,351.88	36,450.00
Maintenance Expenses							
Building Maint.	.00	291.67	291.67	12,297.03	3,208.37	(9,088.66)	3,500.00
Roof/Gutter Repairs	2,547.50	125.00	(2,422.50)	3,572.50	1,375.00	(2,197.50)	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	458.37	458.37	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)	13,704.00	13,291.63	(412.37)	14,500.00
Irrigation Repairs	.00	100.00	100.00	3,040.48	1,100.00	(1,940.48)	1,200.00
Plants/Trees	.00	.00	.00	3,000.00	.00	(3,000.00)	.00
Fence Maintenance	.00	208.33	208.33	.00	2,291.63	2,291.63	2,500.00
Snow Removal	3,578.82	1,145.83	(2,432.99)	16,437.24	12,604.13	(3,833.11)	13,750.00
Asphalt/Concrete Maint	.00	100.00	100.00	6,150.00	1,100.00	(5,050.00)	1,200.00
Misc Grounds Maint	.00	1,000.00	1,000.00	178.10	11,000.00	10,821.90	12,000.00
GROUND IMPROVEMENTS	.00	.00	.00	9,133.53	.00	(9,133.53)	.00
Maintenance Expenses	7,839.32	4,220.83	(3,618.49)	89,760.67	70,929.13	(18,831.54)	75,150.00
Administrative/Business							
Management	1,068.00	1,068.00	.00	11,748.00	11,748.00	.00	12,816.00
Administration	257.45	125.00	(132.45)	1,649.68	1,375.00	(274.68)	1,500.00
Insurance	4,207.00	1,720.92	(2,486.08)	23,303.00	18,930.12	(4,372.88)	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

