

NORTH END TOWNHOME CONDOMINIUM

Balance Sheet
As of 01/31/20

ASSETS

Mutual of Omaha Bank Operating	\$ 10,895.32	
Mutual of Omaha - Reserve Ac	155,723.03	
Accounts Receivable	102.90	
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TOTAL ASSETS		\$ 166,721.25
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 114,586.04	
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	20,025.88	
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Subtotal Current Liab.		\$ 222,362.66

RESERVES:

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

Retained Earnings	\$ 45,264.54	
Current Year Net Income/(Loss)	(100,905.95)	
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Subtotal Equity		\$ (55,641.41)

TOTAL LIABILITIES & EQUITY		\$ 166,721.25
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NORTH END TOWNHOME CONDOMINIUM

Income/Expense Statement Period: 01/01/20 to 01/31/20

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:							
Assessment Income	17,114.98	17,115.00	(.02)	17,114.98	17,115.00	(.02)	205,380.00
2019 Hail Insurance Claim	450.21	.00	450.21	450.21	.00	450.21	.00
Operating Interest Income	11.98	.00	11.98	11.98	.00	11.98	.00
Reserve Income	(1,779.67)	(1,779.67)	.00	(1,779.67)	(1,779.67)	.00	(21,356.00)
Subtotal Income	15,797.50	15,335.33	462.17	15,797.50	15,335.33	462.17	184,024.00
EXPENSES							
Utilites Expense							
Electric	77.46	91.67	14.21	77.46	91.67	14.21	1,100.00
Water - Domestic	1,849.77	1,908.33	58.56	1,849.77	1,908.33	58.56	22,900.00
Water - Irrigation	31.35	416.67	385.32	31.35	416.67	385.32	5,000.00
Trash Removal	591.10	625.00	33.90	591.10	625.00	33.90	7,500.00
Utilites Expense	2,549.68	3,041.67	491.99	2,549.68	3,041.67	491.99	36,500.00
Maintenance Expenses							
Building Maint.	.00	2,041.67	2,041.67	.00	2,041.67	2,041.67	24,500.00
Painting	.00	.00	.00	.00	.00	.00	19,500.00
Pest Control	.00	83.33	83.33	.00	83.33	83.33	1,000.00
Landscape Contract	.00	1,208.33	1,208.33	.00	1,208.33	1,208.33	14,500.00
Irrigation Repairs	.00	250.00	250.00	.00	250.00	250.00	3,000.00
Fence Maintenance	.00	83.33	83.33	.00	83.33	83.33	1,000.00
Snow Removal	.00	1,145.83	1,145.83	.00	1,145.83	1,145.83	13,750.00
Asphalt/Concrete Maint	.00	333.33	333.33	.00	333.33	333.33	4,000.00
Lighting Maintenance	.00	8.33	8.33	.00	8.33	8.33	100.00
Misc Grounds Maint	.00	666.67	666.67	.00	666.67	666.67	8,000.00
Maintenance Expenses	.00	5,820.82	5,820.82	.00	5,820.82	5,820.82	89,350.00
Administrative/Business							
Management	1,110.00	1,110.00	.00	1,110.00	1,110.00	.00	13,320.00
Administration	427.20	125.00	(302.20)	427.20	125.00	(302.20)	1,500.00
Insurance	1,726.75	1,894.50	167.75	1,726.75	1,894.50	167.75	22,734.00
Audit/Tax Return	.00	23.33	23.33	.00	23.33	23.33	280.00
Homeowners' Association Dues	1,645.00	1,645.00	.00	1,645.00	1,645.00	.00	19,740.00
Legal	.00	41.67	41.67	.00	41.67	41.67	500.00
Miscellaneous	.00	8.33	8.33	.00	8.33	8.33	100.00
2019 Hail Insurance Claim Repa	111,085.00	.00	(111,085.00)	111,085.00	.00	(111,085.00)	.00
Reserve Contributions	(1,779.67)	.00	1,779.67	(1,779.67)	.00	1,779.67	.00
Reserve Interest Income	(60.51)	.00	60.51	(60.51)	.00	60.51	.00

NORTH END TOWNHOME CONDOMINIUM

Income/Expense Statement
 Period: 01/01/20 to 01/31/20

Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
		Budget	Variance		Budget	Variance	
Administrative/Business	114,153.77	4,847.83	(109,305.94)	114,153.77	4,847.83	(109,305.94)	58,174.00
TOTAL EXPENSES	116,703.45	13,710.32	(102,993.13)	116,703.45	13,710.32	(102,993.13)	184,024.00
Current Year Net Income/(loss)	(100,905.95)	1,625.01	(102,530.96)	(100,905.95)	1,625.01	(102,530.96)	.00