

NORTH END TOWNHOME CONDOMINIUM

Balance Sheet
As of 03/31/20

ASSETS

Mutual of Omaha Bank Operating	\$	13,342.48	
Mutual of Omaha - Reserve Ac		155,918.17	
Accounts Receivable		76.34	
TOTAL ASSETS			\$ 169,336.99
			=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$	8,556.84	
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		18,541.27	
Subtotal Current Liab.			\$ 114,848.85

RESERVES:

Subtotal Reserves			\$.00
-------------------	--	--	--------

EQUITY:

Retained Earnings	\$	45,264.54	
Current Year Net Income/(Loss)		9,223.60	
Subtotal Equity			\$ 54,488.14

TOTAL LIABILITIES & EQUITY			\$ 169,336.99
			=====

NORTH END TOWNHOME CONDOMINIUM

Income/Expense Statement Period: 03/01/20 to 03/31/20

Description	Current Period			Year-To-Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:							
Assessment Income	17,114.98	17,115.00	(.02)	51,344.94	51,345.00	(.06)	205,380.00
Late Fee Income	15.00	.00	15.00	30.00	.00	30.00	.00
2019 Hail Insurance Claim	111,085.00	.00	111,085.00	111,535.21	.00	111,535.21	.00
Operating Interest Income	5.65	.00	5.65	18.48	.00	18.48	.00
Reserve Income	(1,779.67)	(1,779.67)	.00	(5,339.01)	(5,339.01)	.00	(21,356.00)
Subtotal Income	126,440.96	15,335.33	111,105.63	157,589.62	46,005.99	111,583.63	184,024.00
EXPENSES							
Utilites Expense							
Electric	83.69	91.67	7.98	243.24	275.01	31.77	1,100.00
Water - Domestic	2,115.21	1,908.33	(206.88)	6,004.77	5,724.99	(279.78)	22,900.00
Water - Irrigation	31.45	416.67	385.22	94.15	1,250.01	1,155.86	5,000.00
Trash Removal	507.89	625.00	117.11	1,606.88	1,875.00	268.12	7,500.00
Utilites Expense	2,738.24	3,041.67	303.43	7,949.04	9,125.01	1,175.97	36,500.00
Maintenance Expenses							
Building Maint.	.00	2,041.67	2,041.67	.00	6,125.01	6,125.01	24,500.00
Painting	.00	.00	.00	.00	.00	.00	19,500.00
Pest Control	.00	83.33	83.33	.00	249.99	249.99	1,000.00
Landscape Contract	.00	1,208.33	1,208.33	.00	3,624.99	3,624.99	14,500.00
Irrigation Repairs	.00	250.00	250.00	.00	750.00	750.00	3,000.00
Fence Maintenance	.00	83.33	83.33	.00	249.99	249.99	1,000.00
Snow Removal	1,806.13	1,145.83	(660.30)	10,377.58	3,437.49	(6,940.09)	13,750.00
Asphalt/Concrete Maint	.00	333.33	333.33	.00	999.99	999.99	4,000.00
Lighting Maintenance	.00	8.33	8.33	.00	24.99	24.99	100.00
Misc Grounds Maint	.00	666.67	666.67	.00	2,000.01	2,000.01	8,000.00
Maintenance Expenses	1,806.13	5,820.82	4,014.69	10,377.58	17,462.46	7,084.88	89,350.00
Administrative/Business							
Management	1,110.00	1,110.00	.00	3,330.00	3,330.00	.00	13,320.00
Administration	155.60	125.00	(30.60)	749.85	375.00	(374.85)	1,500.00
Insurance	1,726.75	1,894.50	167.75	5,180.25	5,683.50	503.25	22,734.00
Audit/Tax Return	.00	23.33	23.33	.00	69.99	69.99	280.00
Homeowners' Association Dues	1,645.00	1,645.00	.00	4,935.00	4,935.00	.00	19,740.00
Legal	.00	41.67	41.67	.00	125.01	125.01	500.00
Miscellaneous	.00	8.33	8.33	.00	24.99	24.99	100.00
2019 Hail Insurance Claim Repa	3,321.12	.00	(3,321.12)	114,406.12	.00	(114,406.12)	.00
Reserve Contributions	(1,779.67)	.00	1,779.67	(5,339.01)	.00	5,339.01	.00
Reserve Interest Income	(52.32)	.00	52.32	(169.81)	.00	169.81	.00

