

NORTH END TOWNHOME CONDOMINIUM

Balance Sheet  
As of 04/30/20

ASSETS

Mutual of Omaha Bank Operating	\$ 15,900.86	
Mutual of Omaha - Reserve Ac	157,735.48	
Accounts Receivable	382.01	
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TOTAL ASSETS		\$ 174,018.35
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 10,045.21	
Due to Market 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	17,306.72	
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Subtotal Current Liab.		\$ 115,102.67

RESERVES:

Subtotal Reserves		\$ .00
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EQUITY:

Retained Earnings	\$ 45,264.54	
Current Year Net Income/(Loss)	13,651.14	
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Subtotal Equity		\$ 58,915.68

TOTAL LIABILITIES & EQUITY		\$ 174,018.35
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# NORTH END TOWNHOME CONDOMINIUM

## Income/Expense Statement Period: 04/01/20 to 04/30/20

Description	Current Period			Year-To-Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>INCOME:</b>							
Assessment Income	17,114.98	17,115.00	(.02)	68,459.92	68,460.00	(.08)	205,380.00
Late Fee Income	.00	.00	.00	30.00	.00	30.00	.00
2019 Hail Insurance Claim	.00	.00	.00	111,535.21	.00	111,535.21	.00
Operating Interest Income	1.81	.00	1.81	20.29	.00	20.29	.00
Reserve Income	(1,779.67)	(1,779.67)	.00	(7,118.68)	(7,118.68)	.00	(21,356.00)
Subtotal Income	15,337.12	15,335.33	1.79	172,926.74	61,341.32	111,585.42	184,024.00
<b>EXPENSES</b>							
<b>Utilities Expense</b>							
Electric	143.46	91.67	(51.79)	386.70	366.68	(20.02)	1,100.00
Water - Domestic	2,405.57	1,908.33	(497.24)	8,410.34	7,633.32	(777.02)	22,900.00
Water - Irrigation	31.35	416.67	385.32	125.50	1,666.68	1,541.18	5,000.00
Trash Removal	507.89	625.00	117.11	2,114.77	2,500.00	385.23	7,500.00
Utilities Expense	3,088.27	3,041.67	(46.60)	11,037.31	12,166.68	1,129.37	36,500.00
<b>Maintenance Expenses</b>							
Building Maint.	680.00	2,041.67	1,361.67	680.00	8,166.68	7,486.68	24,500.00
Painting	.00	.00	.00	.00	.00	.00	19,500.00
Pest Control	.00	83.33	83.33	.00	333.32	333.32	1,000.00
Landscape Contract	1,713.00	1,208.33	(504.67)	1,713.00	4,833.32	3,120.32	14,500.00
Irrigation Repairs	.00	250.00	250.00	.00	1,000.00	1,000.00	3,000.00
Plants/Trees	475.00	.00	(475.00)	475.00	.00	(475.00)	.00
Fence Maintenance	.00	83.33	83.33	.00	333.32	333.32	1,000.00
Snow Removal	2,080.00	1,145.83	(934.17)	12,457.58	4,583.32	(7,874.26)	13,750.00
Asphalt/Concrete Maint	.00	333.33	333.33	.00	1,333.32	1,333.32	4,000.00
Lighting Maintenance	.00	8.33	8.33	.00	33.32	33.32	100.00
Misc Grounds Maint	46.32	666.67	620.35	46.32	2,666.68	2,620.36	8,000.00
Maintenance Expenses	4,994.32	5,820.82	826.50	15,371.90	23,283.28	7,911.38	89,350.00
<b>Administrative/Business</b>							
Management	1,110.00	1,110.00	.00	4,440.00	4,440.00	.00	13,320.00
Administration	162.55	125.00	(37.55)	912.40	500.00	(412.40)	1,500.00
Insurance	1,726.75	1,894.50	167.75	6,907.00	7,578.00	671.00	22,734.00
Audit/Tax Return	.00	23.33	23.33	.00	93.32	93.32	280.00
Homeowners' Association Dues	1,645.00	1,645.00	.00	6,580.00	6,580.00	.00	19,740.00
Legal	.00	41.67	41.67	.00	166.68	166.68	500.00
Miscellaneous	.00	8.33	8.33	.00	33.32	33.32	100.00
2019 Hail Insurance Claim Repa	.00	.00	.00	114,406.12	.00	(114,406.12)	.00
Reserve Contributions	(1,779.67)	.00	1,779.67	(7,118.68)	.00	7,118.68	.00

# NORTH END TOWNHOME CONDOMINIUM

Income/Expense Statement  
 Period: 04/01/20 to 04/30/20

Description	Current Period			Year-To-Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Interest Income	(37.64)	.00	37.64	(207.45)	.00	207.45	.00
Reserve Expense	.00	.00	.00	6,947.00	.00	(6,947.00)	.00
Administrative/Business	2,826.99	4,847.83	2,020.84	132,866.39	19,391.32	(113,475.07)	58,174.00
TOTAL EXPENSES	10,909.58	13,710.32	2,800.74	159,275.60	54,841.28	(104,434.32)	184,024.00
Current Year Net Income/(loss)	4,427.54	1,625.01	2,802.53	13,651.14	6,500.04	7,151.10	.00