

# NORTH END TOWNHOME CONDOMINIUM

Balance Sheet  
As of 06/30/20

ASSETS		
Mutual of Omaha Bank Operating	\$ 15,485.69	
Mutual of Omaha - Reserve Ac	141,235.09	
Accounts Receivable	30.03	
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TOTAL ASSETS		\$ 156,750.81
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LIABILITIES & EQUITY		
CURRENT LIABILITIES:		
Accounts Payable	\$ 11,436.30	
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	15,687.51	
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Subtotal Current Liab.		\$ 114,874.55
RESERVES:		
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Subtotal Reserves		\$ .00
EQUITY:		
Retained Earnings	\$ 45,264.54	
Current Year Net Income/(Loss)	(3,388.28)	
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Subtotal Equity		\$ 41,876.26
TOTAL LIABILITIES & EQUITY		\$ 156,750.81
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# NORTH END TOWNHOME CONDOMINIUM

Income/Expense Statement  
Period: 06/01/20 to 06/30/20

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)	102,689.88	102,690.00	(.12)	205,380.00
Late Fee Income	30.00	.00	30.00	75.00	.00	75.00	.00
2019 Hail Insurance Claim	.00	.00	.00	111,535.21	.00	111,535.21	.00
Operating Interest Income	.86	.00	.86	22.76	.00	22.76	.00
Reserve Income	(1,779.67)	(1,779.67)	.00	(10,678.02)	(10,678.02)	.00	(21,356.00)
<b>Subtotal Income</b>	<b>15,366.17</b>	<b>15,335.33</b>	<b>30.84</b>	<b>203,644.83</b>	<b>92,011.98</b>	<b>111,632.85</b>	<b>184,024.00</b>
<b>EXPENSES</b>							
<b>Utilities Expense</b>							
Electric	138.41	91.67	(46.74)	574.95	550.02	(24.93)	1,100.00
Water - Domestic	1,952.21	1,908.33	(43.88)	12,329.86	11,449.98	(879.88)	22,900.00
Water - Irrigation	64.57	416.67	352.10	221.42	2,500.02	2,278.60	5,000.00
Trash Removal	757.52	625.00	(132.52)	3,546.60	3,750.00	203.40	7,500.00
<b>Utilities Expense</b>	<b>2,912.71</b>	<b>3,041.67</b>	<b>128.96</b>	<b>16,672.83</b>	<b>18,250.02</b>	<b>1,577.19</b>	<b>36,500.00</b>
<b>Maintenance Expenses</b>							
Building Maint.	.00	2,041.67	2,041.67	959.92	12,250.02	11,290.10	24,500.00
Painting	.00	.00	.00	16,650.00	19,500.00	2,850.00	19,500.00
Concrete	.00	.00	.00	4,740.00	.00	(4,740.00)	.00
Pest Control	.00	83.33	83.33	.00	499.98	499.98	1,000.00
Landscape Contract	1,713.00	1,208.33	(504.67)	5,139.00	7,249.98	2,110.98	14,500.00
Irrigation Repairs	204.07	250.00	45.93	2,373.07	1,500.00	(873.07)	3,000.00
Plants/Trees	.00	.00	.00	475.00	.00	(475.00)	.00
Fence Maintenance	.00	83.33	83.33	.00	499.98	499.98	1,000.00
Snow Removal	.00	1,145.83	1,145.83	12,457.58	6,874.98	(5,582.60)	13,750.00
Asphalt/Concrete Maint	.00	333.33	333.33	.00	1,999.98	1,999.98	4,000.00
Lighting Maintenance	.00	8.33	8.33	.00	49.98	49.98	100.00
Misc Grounds Maint	712.65	666.67	(45.98)	1,265.54	4,000.02	2,734.48	8,000.00
<b>GROUPS IMPROVEMENTS</b>	<b>7,760.00</b>	<b>.00</b>	<b>(7,760.00)</b>	<b>7,760.00</b>	<b>.00</b>	<b>(7,760.00)</b>	<b>.00</b>
<b>Maintenance Expenses</b>	<b>10,389.72</b>	<b>5,820.82</b>	<b>(4,568.90)</b>	<b>51,820.11</b>	<b>54,424.92</b>	<b>2,604.81</b>	<b>89,350.00</b>
<b>Administrative/Business</b>							
Management	1,110.00	1,110.00	.00	6,660.00	6,660.00	.00	13,320.00
Administration	127.30	125.00	(2.30)	1,205.30	750.00	(455.30)	1,500.00
Insurance	1,726.75	1,894.50	167.75	10,360.50	11,367.00	1,006.50	22,734.00
Audit/Tax Return	.00	23.33	23.33	.00	139.98	139.98	280.00
Homeowners' Association Dues	1,645.00	1,645.00	.00	9,870.00	9,870.00	.00	19,740.00
Legal	.00	41.67	41.67	.00	250.02	250.02	500.00
Miscellaneous	.00	8.33	8.33	.00	49.98	49.98	100.00

# NORTH END TOWNHOME CONDOMINIUM

Income/Expense Statement  
 Period: 06/01/20 to 06/30/20

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
2019 Hail Insurance Claim Repa	40.49	.00	(40.49)	114,446.61	.00	(114,446.61)	.00
Reserve Contributions	(1,779.67)	.00	1,779.67	(10,678.02)	.00	10,678.02	.00
Reserve Interest Income	(30.22)	.00	30.22	(271.22)	.00	271.22	.00
Reserve Expense	.00	.00	.00	6,947.00	.00	(6,947.00)	.00
Administrative/Business	2,839.65	4,847.83	2,008.18	138,540.17	29,086.98	(109,453.19)	58,174.00
TOTAL EXPENSES	16,142.08	13,710.32	(2,431.76)	207,033.11	101,761.92	(105,271.19)	184,024.00
Current Year Net Income/(loss)	(775.91)	1,625.01	(2,400.92)	(3,388.28)	(9,749.94)	6,361.66	.00