

NORTH END TOWNHOME CONDOMINIUM

Balance Sheet  
As of 07/31/20

ASSETS

Mutual of Omaha Bank Operating	\$ 7,142.01	
Mutual of Omaha - Reserve Ac	142,320.44	
Accounts Receivable	(340.36)	
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TOTAL ASSETS		\$ 149,122.09
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 13,718.14	
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	11,443.11	
Suspense	1,054.85	
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Subtotal Current Liab.		\$ 113,966.84

RESERVES:

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

Retained Earnings	\$ 45,264.54	
Current Year Net Income/(Loss)	(10,109.29)	
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Subtotal Equity		\$ 35,155.25
TOTAL LIABILITIES & EQUITY		\$ 149,122.09
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# NORTH END TOWNHOME CONDOMINIUM

Income/Expense Statement  
Period: 07/01/20 to 07/31/20

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)	119,804.86	119,805.00	(.14)	205,380.00
Late Fee Income	15.00	.00	15.00	90.00	.00	90.00	.00
2019 Hail Insurance Claim	.00	.00	.00	111,535.21	.00	111,535.21	.00
Operating Interest Income	1.09	.00	1.09	23.85	.00	23.85	.00
Reserve Income	(1,779.67)	(1,779.67)	.00	(12,457.69)	(12,457.69)	.00	(21,356.00)
<b>Subtotal Income</b>	<b>15,351.40</b>	<b>15,335.33</b>	<b>16.07</b>	<b>218,996.23</b>	<b>107,347.31</b>	<b>111,648.92</b>	<b>184,024.00</b>
<b>EXPENSES</b>							
<b>Utilities Expense</b>							
Electric	72.58	91.67	19.09	647.53	641.69	(5.84)	1,100.00
Water - Domestic	2,128.11	1,908.33	(219.78)	14,457.97	13,358.31	(1,099.66)	22,900.00
Water - Irrigation	576.33	416.67	(159.66)	797.75	2,916.89	2,118.94	5,000.00
Trash Removal	674.31	625.00	(49.31)	4,220.91	4,375.00	154.09	7,500.00
<b>Utilities Expense</b>	<b>3,451.33</b>	<b>3,041.67</b>	<b>(409.66)</b>	<b>20,124.16</b>	<b>21,291.69</b>	<b>1,167.53</b>	<b>36,500.00</b>
<b>Maintenance Expenses</b>							
Building Maint.	21.09	2,041.67	2,020.58	9,481.01	14,291.69	4,810.68	24,500.00
Painting	.00	.00	.00	18,500.00	19,500.00	1,000.00	19,500.00
Concrete	.00	.00	.00	4,740.00	.00	(4,740.00)	.00
Pest Control	.00	83.33	83.33	.00	583.31	583.31	1,000.00
Landscape Contract	1,713.00	1,208.33	(504.67)	6,852.00	8,458.31	1,606.31	14,500.00
Irrigation Repairs	.00	250.00	250.00	2,373.07	1,750.00	(623.07)	3,000.00
Plants/Trees	.00	.00	.00	475.00	.00	(475.00)	.00
Fence Maintenance	.00	83.33	83.33	.00	583.31	583.31	1,000.00
Snow Removal	.00	1,145.83	1,145.83	12,457.58	8,020.81	(4,436.77)	13,750.00
Asphalt/Concrete Maint	.00	333.33	333.33	.00	2,333.31	2,333.31	4,000.00
Lighting Maintenance	.00	8.33	8.33	.00	58.31	58.31	100.00
Misc Grounds Maint	.00	666.67	666.67	1,265.54	4,666.69	3,401.15	8,000.00
<b>GROUPS IMPROVEMENTS</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>7,760.00</b>	<b>.00</b>	<b>(7,760.00)</b>	<b>.00</b>
<b>Maintenance Expenses</b>	<b>1,734.09</b>	<b>5,820.82</b>	<b>4,086.73</b>	<b>63,904.20</b>	<b>60,245.74</b>	<b>(3,658.46)</b>	<b>89,350.00</b>
<b>Administrative/Business</b>							
Management	1,110.00	1,110.00	.00	7,770.00	7,770.00	.00	13,320.00
Administration	109.70	125.00	15.30	1,315.00	875.00	(440.00)	1,500.00
Insurance	1,726.75	1,894.50	167.75	12,087.25	13,261.50	1,174.25	22,734.00
Audit/Tax Return	.00	23.33	23.33	.00	163.31	163.31	280.00
Homeowners' Association Dues	1,645.00	1,645.00	.00	11,515.00	11,515.00	.00	19,740.00
Legal	.00	41.67	41.67	.00	291.69	291.69	500.00
Miscellaneous	1,976.04	8.33	(1,967.71)	1,976.04	58.31	(1,917.73)	100.00

