

NORTH END TOWNHOME CONDOMINIUM

Balance Sheet
As of 09/30/20

ASSETS

Mutual of Omaha Bank Operating	\$	5,988.41	
Mutual of Omaha - Reserve Ac		146,664.27	
Accounts Receivable		373.15	
TOTAL ASSETS			\$ 153,025.83
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$	5,587.18	
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		11,734.68	
Subtotal Current Liab.			\$ 105,072.60

RESERVES:

Subtotal Reserves			\$.00
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EQUITY:

Retained Earnings	\$	45,264.54	
Current Year Net Income/(Loss)		2,688.69	
Subtotal Equity			\$ 47,953.23

TOTAL LIABILITIES & EQUITY			\$ 153,025.83
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NORTH END TOWNHOME CONDOMINIUM

Income/Expense Statement
Period: 09/01/20 to 09/30/20

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:							
Assessment Income	17,114.98	17,115.00	(.02)	154,034.82	154,035.00	(.18)	205,380.00
Late Fee Income	45.00	.00	45.00	180.00	.00	180.00	.00
Working Capital	826.78	.00	826.78	1,307.38	.00	1,307.38	.00
Miscellaneous Income	.00	.00	.00	20.00	.00	20.00	.00
2019 Hail Insurance Claim	.00	.00	.00	111,535.21	.00	111,535.21	.00
Operating Interest Income	1.05	.00	1.05	25.91	.00	25.91	.00
Reserve Income	(1,779.67)	(1,779.67)	.00	(16,017.03)	(16,017.03)	.00	(21,356.00)
Subtotal Income	16,208.14	15,335.33	872.81	251,086.29	138,017.97	113,068.32	184,024.00
EXPENSES							
Utilites Expense							
Electric	124.21	91.67	(32.54)	824.32	825.03	.71	1,100.00
Water - Domestic	2,146.23	1,908.33	(237.90)	18,753.45	17,174.97	(1,578.48)	22,900.00
Water - Irrigation	1,149.71	416.67	(733.04)	2,778.87	3,750.03	971.16	5,000.00
Trash Removal	424.68	625.00	200.32	5,153.48	5,625.00	471.52	7,500.00
Utilites Expense	3,844.83	3,041.67	(803.16)	27,510.12	27,375.03	(135.09)	36,500.00
Maintenance Expenses							
Building Maint.	1,845.00	2,041.67	196.67	11,326.01	18,375.03	7,049.02	24,500.00
Roof/Gutter Repairs	107.27	.00	(107.27)	107.27	.00	(107.27)	.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	475.00	749.97	274.97	1,000.00
Landscape Contract	1,713.00	1,208.33	(504.67)	10,278.00	10,874.97	596.97	14,500.00
Irrigation Repairs	262.71	250.00	(12.71)	3,031.45	2,250.00	(781.45)	3,000.00
Plants/Trees	1,185.00	.00	(1,185.00)	1,660.00	.00	(1,660.00)	.00
Fence Maintenance	.00	83.33	83.33	.00	749.97	749.97	1,000.00
Snow Removal	.00	1,145.83	1,145.83	12,457.58	10,312.47	(2,145.11)	13,750.00
Asphalt/Concrete Maint	.00	333.33	333.33	.00	2,999.97	2,999.97	4,000.00
Lighting Maintenance	.00	8.33	8.33	.00	74.97	74.97	100.00
Misc Grounds Maint	.00	666.67	666.67	1,265.54	6,000.03	4,734.49	8,000.00
GROUPS IMPROVEMENTS	.00	.00	.00	7,760.00	.00	(7,760.00)	.00
Maintenance Expenses	5,112.98	5,820.82	707.84	71,600.85	71,887.38	286.53	89,350.00
Administrative/Business							
Management	1,110.00	1,110.00	.00	9,990.00	9,990.00	.00	13,320.00
Administration	125.50	125.00	(.50)	1,597.65	1,125.00	(472.65)	1,500.00
Insurance	2,078.75	1,894.50	(184.25)	15,892.75	17,050.50	1,157.75	22,734.00
Audit/Tax Return	.00	23.33	23.33	.00	209.97	209.97	280.00

