

NORTH END TOWNHOME CONDOMINIUM

Balance Sheet  
As of 10/31/20

ASSETS

Mutual of Omaha Bank Operating	\$ 10,963.97	
Mutual of Omaha - Reserve Ac	148,468.87	
Accounts Receivable	(50.07)	
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TOTAL ASSETS		\$ 159,382.77
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 9,520.78	
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	12,334.60	
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Subtotal Current Liab.		\$ 109,606.12

RESERVES:

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

Retained Earnings	\$ 45,264.54	
Current Year Net Income/(Loss)	4,512.11	
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Subtotal Equity		\$ 49,776.65

TOTAL LIABILITIES & EQUITY		\$ 159,382.77
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# NORTH END TOWNHOME CONDOMINIUM

Income/Expense Statement  
Period: 10/01/20 to 10/31/20

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>								
04000	Assessment Income	17,114.98	17,115.00	(.02)	171,149.80	171,150.00	(.20)	205,380.00
04100	Late Fee Income	30.00	.00	30.00	210.00	.00	210.00	.00
04350	Working Capital	1,486.84	.00	1,486.84	2,794.22	.00	2,794.22	.00
04400	Miscellaneous Income	.00	.00	.00	20.00	.00	20.00	.00
04405	2019 Hail Insurance Claim	.00	.00	.00	111,535.21	.00	111,535.21	.00
04450	Operating Interest Income	.86	.00	.86	26.77	.00	26.77	.00
04500	Reserve Income	(1,779.67)	(1,779.67)	.00	(17,796.70)	(17,796.70)	.00	(21,356.00)
	<b>Subtotal Income</b>	<b>16,853.01</b>	<b>15,335.33</b>	<b>1,517.68</b>	<b>267,939.30</b>	<b>153,353.30</b>	<b>114,586.00</b>	<b>184,024.00</b>
<b>EXPENSES</b>								
<b>Utilities Expense</b>								
05000	Electric	88.20	91.67	3.47	912.52	916.70	4.18	1,100.00
05100	Water - Domestic	4,316.62	1,908.33	(2,408.29)	23,070.07	19,083.30	(3,986.77)	22,900.00
05150	Water - Irrigation	1,354.53	416.67	(937.86)	4,133.40	4,166.70	33.30	5,000.00
05400	Trash Removal	507.89	625.00	117.11	5,661.37	6,250.00	588.63	7,500.00
	<b>Utilities Expense</b>	<b>6,267.24</b>	<b>3,041.67</b>	<b>(3,225.57)</b>	<b>33,777.36</b>	<b>30,416.70</b>	<b>(3,360.66)</b>	<b>36,500.00</b>
<b>Maintenance Expenses</b>								
06000	Building Maint.	.00	2,041.67	2,041.67	11,326.01	20,416.70	9,090.69	24,500.00
06100	Roof/Gutter Repairs	.00	.00	.00	107.27	.00	(107.27)	.00
06150	Painting	1,750.00	.00	(1,750.00)	20,250.00	19,500.00	(750.00)	19,500.00
06200	Concrete	.00	.00	.00	4,740.00	.00	(4,740.00)	.00
06400	Pest Control	.00	83.33	83.33	565.00	833.30	268.30	1,000.00
06500	Landscape Contract	1,713.00	1,208.33	(504.67)	11,991.00	12,083.30	92.30	14,500.00
06525	Irrigation Repairs	315.00	250.00	(65.00)	3,346.45	2,500.00	(846.45)	3,000.00
06550	Plants/Trees	.00	.00	.00	1,660.00	.00	(1,660.00)	.00
06570	Fence Maintenance	.00	83.33	83.33	.00	833.30	833.30	1,000.00
06585	Snow Removal	1,730.85	1,145.83	(585.02)	14,188.43	11,458.30	(2,730.13)	13,750.00
06625	Asphalt/Concrete Maint	.00	333.33	333.33	.00	3,333.30	3,333.30	4,000.00
06750	Lighting Maintenance	.00	8.33	8.33	.00	83.30	83.30	100.00
06800	Misc Grounds Maint	50.00	666.67	616.67	1,315.54	6,666.70	5,351.16	8,000.00
06810	GROUNDS IMPROVEMENTS	.00	.00	.00	7,760.00	.00	(7,760.00)	.00
	<b>Maintenance Expenses</b>	<b>5,558.85</b>	<b>5,820.82</b>	<b>261.97</b>	<b>77,249.70</b>	<b>77,708.20</b>	<b>458.50</b>	<b>89,350.00</b>
<b>Administrative/Business</b>								
07000	Management	1,110.00	1,110.00	.00	11,100.00	11,100.00	.00	13,320.00
07100	Administration	136.35	125.00	(11.35)	1,734.00	1,250.00	(484.00)	1,500.00
07200	Insurance	1,726.75	1,894.50	167.75	17,619.50	18,945.00	1,325.50	22,734.00
07300	Audit/Tax Return	300.00	23.33	(276.67)	300.00	233.30	(66.70)	280.00

