

**NORTH END TOWNHOME CONDOMINIUM**

Balance Sheet  
As of 11/30/20

**ASSETS**

Mutual of Omaha Bank Operating	\$ 7,394.96	
Mutual of Omaha - Reserve Ac	150,273.05	
Accounts Receivable	15.00	
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<b>TOTAL ASSETS</b>		<b>\$ 157,683.01</b>
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**LIABILITIES & EQUITY**

**CURRENT LIABILITIES:**

Accounts Payable	\$ 3,781.24	
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	9,960.92	
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Subtotal Current Liab.		\$ 101,492.90

**RESERVES:**

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

Retained Earnings	\$ 45,264.54	
Current Year Net Income/(Loss)	10,925.57	
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Subtotal Equity		\$ 56,190.11

<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>\$ 157,683.01</b>
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# NORTH END TOWNHOME CONDOMINIUM

Income/Expense Statement  
Period: 11/01/20 to 11/30/20

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)	188,264.78	188,265.00	(.22)	205,380.00
04100	Late Fee Income	15.00	.00	15.00	225.00	.00	225.00	.00
04350	Working Capital	649.58	.00	649.58	3,443.80	.00	3,443.80	.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	27.63	.00	27.63	.00
04500	Reserve Income	(1,779.67)	(1,779.67)	.00	(19,576.37)	(19,576.37)	.00	(21,356.00)
	<b>Subtotal Income</b>	<b>16,000.75</b>	<b>15,335.33</b>	<b>665.42</b>	<b>283,940.05</b>	<b>168,688.63</b>	<b>115,251.42</b>	<b>184,024.00</b>
<b>EXPENSES</b>								
<b>Utilities Expense</b>								
05000	Electric	50.43	91.67	41.24	962.95	1,008.37	45.42	1,100.00
05100	Water - Domestic	.00	1,908.33	1,908.33	23,070.07	20,991.63	(2,078.44)	22,900.00
05150	Water - Irrigation	.00	416.67	416.67	4,133.40	4,583.37	449.97	5,000.00
05400	Trash Removal	674.31	625.00	(49.31)	6,335.68	6,875.00	539.32	7,500.00
	<b>Utilities Expense</b>	<b>724.74</b>	<b>3,041.67</b>	<b>2,316.93</b>	<b>34,502.10</b>	<b>33,458.37</b>	<b>(1,043.73)</b>	<b>36,500.00</b>
<b>Maintenance Expenses</b>								
06000	Building Maint.	425.00	2,041.67	1,616.67	12,198.91	22,458.37	10,259.46	24,500.00
06100	Roof/Gutter Repairs	.00	.00	.00	107.27	.00	(107.27)	.00
06150	Painting	.00	.00	.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	90.00	83.33	(6.67)	655.00	916.63	261.63	1,000.00
06500	Landscape Contract	1,713.00	1,208.33	(504.67)	13,704.00	13,291.63	(412.37)	14,500.00
06525	Irrigation Repairs	.00	250.00	250.00	3,346.45	2,750.00	(596.45)	3,000.00
06550	Plants/Trees	.00	.00	.00	1,680.00	.00	(1,680.00)	.00
06570	Fence Maintenance	.00	83.33	83.33	.00	916.63	916.63	1,000.00
06585	Snow Removal	29.24	1,145.83	1,116.59	14,217.67	12,604.13	(1,613.54)	13,750.00
06625	Asphalt/Concrete Maint	.00	333.33	333.33	1,050.00	3,666.63	2,616.63	4,000.00
06750	Lighting Maintenance	.00	8.33	8.33	.00	91.63	91.63	100.00
06800	Misc Grounds Maint	.00	666.67	666.67	1,315.54	7,333.37	6,017.83	8,000.00
06810	GROUNDS IMPROVEMENTS	.00	.00	.00	7,760.00	.00	(7,760.00)	.00
	<b>Maintenance Expenses</b>	<b>2,257.24</b>	<b>5,820.82</b>	<b>3,563.58</b>	<b>81,004.84</b>	<b>83,529.02</b>	<b>2,524.18</b>	<b>89,350.00</b>
<b>Administrative/Business</b>								
07000	Management	1,110.00	1,110.00	.00	12,210.00	12,210.00	.00	13,320.00
07100	Administration	195.60	125.00	(70.60)	1,929.60	1,375.00	(554.60)	1,500.00
07200	Insurance	3,960.99	1,894.50	(2,066.49)	21,580.49	20,839.50	(740.99)	22,734.00
07300	Audit/Tax Return	.00	23.33	23.33	300.00	256.63	(43.37)	280.00

# NORTH END TOWNHOME CONDOMINIUM

Income/Expense Statement  
 Period: 11/01/20 to 11/30/20

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
07400	Bank Charges/Fees	.00	.00	.00	10.00	.00	(10.00)	.00
07450	Homeowners' Association Dues	1,645.00	1,645.00	.00	18,095.00	18,095.00	.00	19,740.00
07500	Legal	.00	41.67	41.67	.00	458.37	458.37	500.00
07600	Miscellaneous	.00	8.33	8.33	1,976.04	91.63	(1,884.41)	100.00
07605	2019 Hall Insurance Claim Rep	.00	.00	.00	114,446.61	.00	(114,446.61)	.00
08000	Reserve Contributions	(1,779.67)	.00	1,779.67	(19,576.37)	.00	19,576.37	.00
08010	Reserve Interest Income	(24.51)	.00	24.51	(410.83)	.00	410.83	.00
08050	Reserve Expense	.00	.00	.00	6,947.00	.00	(6,947.00)	.00
	Administrative/Business	5,107.41	4,847.83	(259.58)	157,507.54	53,326.13	(104,181.41)	58,174.00
	TOTAL EXPENSES	8,089.39	13,710.32	5,620.93	273,014.48	170,313.52	(102,700.96)	184,024.00
	Current Year Net Income/(loss)	7,911.36	1,625.01	6,286.35	10,925.57	(1,624.89)	12,550.46	.00
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