

# NORTH END TOWNHOME CONDOMINIUM

Balance Sheet  
As of 02/28/21

## ASSETS

Mutual of Omaha Bank Operating	\$ 45,619.92	
Mutual of Omaha - Reserve Ac	155,551.95	
Accounts Receivable	339.38	
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TOTAL ASSETS		\$ 201,511.25
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## LIABILITIES & EQUITY

### CURRENT LIABILITIES:

Accounts Payable	\$ 4,935.00	
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	20,106.85	
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Subtotal Current Liab.		\$ 112,782.59

### RESERVES:

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

Retained Earnings	\$ 74,558.55	
Current Year Net Income/(Loss)	14,170.11	
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Subtotal Equity		\$ 88,728.66
TOTAL LIABILITIES & EQUITY		\$ 201,511.25
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# NORTH END TOWNHOME CONDOMINIUM

## Income/Expense Statement Period: 02/01/21 to 02/28/21

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)	34,229.96	34,230.00	(.04)	205,380.00
04400	Miscellaneous Income	20.00	.00	20.00	20.00	.00	20.00	.00
04450	Operating Interest Income	1.77	.00	1.77	3.48	.00	3.48	.00
04500	Reserve Income	(1,712.00)	.00	(1,712.00)	(3,424.00)	.00	(3,424.00)	.00
	Subtotal Income	15,424.75	17,115.00	(1,690.25)	30,829.44	34,230.00	(3,400.56)	205,380.00
<b>EXPENSES</b>								
<b>Utilities Expense</b>								
05000	Electric	86.17	91.67	5.50	158.59	183.34	24.75	1,100.00
05100	Water - Domestic	2,312.13	1,908.33	(403.80)	4,458.36	3,816.66	(641.70)	22,900.00
05150	Water - Irrigation	31.35	333.33	301.98	62.70	666.66	603.96	4,000.00
05400	Trash Removal	550.26	600.00	49.74	550.26	1,200.00	649.74	7,200.00
	Utilities Expense	2,979.91	2,933.33	(46.58)	5,229.91	5,866.66	636.75	35,200.00
<b>Maintenance Expenses</b>								
06000	Building Maint.	.00	1,666.67	1,666.67	564.65	3,333.34	2,768.69	20,000.00
06100	Roof/Gutter Repairs	.00	.00	.00	4,039.60	.00	(4,039.60)	.00
06150	Painting	26.73	1,083.33	1,056.60	26.73	2,166.66	2,139.93	13,000.00
06400	Pest Control	.00	41.67	41.67	.00	83.34	83.34	500.00
06500	Landscape Contract	.00	1,208.33	1,208.33	.00	2,416.66	2,416.66	14,500.00
06525	Irrigation Repairs	.00	166.67	166.67	.00	333.34	333.34	2,000.00
06570	Fence Maintenance	.00	41.67	41.67	.00	83.34	83.34	500.00
06585	Snow Removal	.00	1,416.67	1,416.67	.00	2,833.34	2,833.34	17,000.00
06625	Asphalt/Concrete Maint	.00	458.33	458.33	.00	916.66	916.66	5,500.00
06750	Lighting Maintenance	.00	4.17	4.17	.00	8.34	8.34	50.00
06800	Misc Grounds Maint	.00	666.67	666.67	.00	1,333.34	1,333.34	8,000.00
	Maintenance Expenses	26.73	6,754.18	6,727.45	4,630.98	13,508.36	8,877.38	81,050.00
<b>Administrative/Business</b>								
07000	Management	1,110.00	1,132.00	22.00	2,220.00	2,264.00	44.00	13,584.00
07100	Administration	126.25	125.00	(1.25)	239.55	250.00	10.45	1,500.00
07200	Insurance	2,249.91	2,421.83	171.92	4,499.82	4,843.66	343.84	29,062.00
07300	Audit/Tax Return	.00	341.67	341.67	.00	683.34	683.34	4,100.00
07400	Bank Charges/Fees	10.00	.00	(10.00)	10.00	.00	(10.00)	.00
07450	Homeowners' Association Dues	1,645.00	1,645.00	.00	3,290.00	3,290.00	.00	19,740.00
07500	Legal	.00	41.67	41.67	12.50	83.34	70.84	500.00
07600	Miscellaneous	.00	8.33	8.33	.00	16.66	16.66	100.00
08000	Reserve Contributions	(3,424.00)	1,712.00	5,136.00	(3,424.00)	3,424.00	6,848.00	20,544.00
08010	Reserve Interest Income	(23.60)	.00	23.60	(49.43)	.00	49.43	.00

# NORTH END TOWNHOME CONDOMINIUM

Income/Expense Statement  
 Period: 02/01/21 to 02/28/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Administrative/Business	1,693.56	7,427.50	5,733.94	6,798.44	14,855.00	8,056.56	89,130.00
	TOTAL EXPENSES	4,700.20	17,115.01	12,414.81	16,659.33	34,230.02	17,570.69	205,380.00
	Current Year Net Income/(loss)	10,724.55	(.01)	10,724.56	14,170.11	(.02)	14,170.13	.00