

# North End Townhome Condominiums, Inc

## Balance Sheet For April 2021

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### Assets

|                                |              |
|--------------------------------|--------------|
| Mutual of Omaha Bank Operating | \$35,663.17  |
| Mutual of Omaha - Reserve Ac   | \$159,018.13 |
| Accounts Receivable            | \$168.08     |
| Working Capital Reserves - Con | \$2,398.00   |

### Total Assets

\$197,247.38

### Total Asset

\$197,247.38

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### Liabilities

|                               |              |
|-------------------------------|--------------|
| Accounts Payable              | \$2,167.81   |
| Accrued Expenses              | \$4,935.00   |
| Working Capital - Reserves    | \$20,563.44  |
| Replacement Reserves - HOA    | \$76,347.55  |
| Replacement Reserves - Contra | (\$6,772.25) |
| Prepaid Assessments           | \$17,527.91  |

### Total Liabilities

\$114,769.46

### Equity

|                   |             |
|-------------------|-------------|
| Net Income        | \$11,219.37 |
| Retained Earnings | \$71,268.55 |
| Bank Charges/Fees | (\$10.00)   |

### Total Equity

\$82,477.92

### Total Liability / Equity

\$197,247.38

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# North End Townhome Condominiums, Inc

## Statement of Revenues and Expenses 4/1/2021 - 4/30/2021

|                                  | Current Period   |                  |                 | Year To Date     |                  |                   | Annual Budget     |
|----------------------------------|------------------|------------------|-----------------|------------------|------------------|-------------------|-------------------|
|                                  | Actual           | Budget           | Variance        | Actual           | Budget           | Variance          |                   |
| <b>Operating Income</b>          |                  |                  |                 |                  |                  |                   |                   |
| <b>Income</b>                    |                  |                  |                 |                  |                  |                   |                   |
| 4000 - Assessment Income         | 17,114.95        | 17,115.00        | (.05)           | 68,459.86        | 68,460.00        | (.14)             | 205,380.00        |
| 4055 - Work Order                | 430.00           | -                | 430.00          | 430.00           | -                | 430.00            | -                 |
| 4350 - Working Capital           | 765.30           | -                | 765.30          | 765.30           | -                | 765.30            | -                 |
| 4400 - Miscellaneous Income      | -                | -                | -               | 20.00            | -                | 20.00             | -                 |
| 4450 - Operating Interest Income | 1.98             | -                | 1.98            | 7.64             | -                | 7.64              | -                 |
| 4500 - Reserve Income            | (1,712.00)       | -                | (1,712.00)      | (6,848.00)       | -                | (6,848.00)        | -                 |
| <b>Total Income</b>              | <b>16,600.23</b> | <b>17,115.00</b> | <b>(514.77)</b> | <b>62,834.80</b> | <b>68,460.00</b> | <b>(5,625.20)</b> | <b>205,380.00</b> |
| <b>Total Income</b>              | <b>16,600.23</b> | <b>17,115.00</b> | <b>(514.77)</b> | <b>62,834.80</b> | <b>68,460.00</b> | <b>(5,625.20)</b> | <b>205,380.00</b> |

### Operating Expense

| <b>Expense</b>                      |                 |                  |                 |                  |                  |                 |                   |
|-------------------------------------|-----------------|------------------|-----------------|------------------|------------------|-----------------|-------------------|
| 5000 - Electric                     | 107.35          | 91.67            | (15.68)         | 366.27           | 366.68           | .41             | 1,100.00          |
| 5100 - Water - Domestic             | 2,091.87        | 1,908.33         | (183.54)        | 10,848.73        | 7,633.32         | (3,215.41)      | 22,900.00         |
| 5150 - Water - Irrigation           | 31.35           | 333.33           | 301.98          | 156.75           | 1,333.32         | 1,176.57        | 4,000.00          |
| 5400 - Trash Removal                | 626.41          | 600.00           | (26.41)         | 1,803.08         | 2,400.00         | 596.92          | 7,200.00          |
| 6000 - Building Maint.              | -               | 1,666.67         | 1,666.67        | 564.65           | 6,666.68         | 6,102.03        | 20,000.00         |
| 6100 - Roof/Gutter Repairs          | -               | -                | -               | 4,469.60         | -                | (4,469.60)      | -                 |
| 6150 - Painting                     | -               | 1,083.33         | 1,083.33        | 26.73            | 4,333.32         | 4,306.59        | 13,000.00         |
| 6400 - Pest Control                 | -               | 41.67            | 41.67           | -                | 166.68           | 166.68          | 500.00            |
| 6500 - Landscape Contract           | 1,765.00        | 1,208.33         | (556.67)        | 1,765.00         | 4,833.32         | 3,068.32        | 14,500.00         |
| 6525 - Irrigation Repairs           | -               | 166.67           | 166.67          | -                | 666.68           | 666.68          | 2,000.00          |
| 6570 - Fence Maintenance            | -               | 41.67            | 41.67           | -                | 166.68           | 166.68          | 500.00            |
| 6585 - Snow Removal                 | -               | 1,416.67         | 1,416.67        | 16,307.87        | 5,666.68         | (10,641.19)     | 17,000.00         |
| 6625 - Asphalt/Concrete Maint       | -               | 458.33           | 458.33          | -                | 1,833.32         | 1,833.32        | 5,500.00          |
| 6750 - Lighting Maintenance         | -               | 4.17             | 4.17            | -                | 16.68            | 16.68           | 50.00             |
| 6800 - Misc Grounds Maint           | -               | 666.67           | 666.67          | -                | 2,666.68         | 2,666.68        | 8,000.00          |
| 7000 - Management                   | 1,110.00        | 1,132.00         | 22.00           | 4,440.00         | 4,528.00         | 88.00           | 13,584.00         |
| 7100 - Administration               | 230.53          | 125.00           | (105.53)        | 569.22           | 500.00           | (69.22)         | 1,500.00          |
| 7200 - Insurance                    | -               | 2,421.83         | 2,421.83        | 8,999.64         | 9,687.32         | 687.68          | 29,062.00         |
| 7300 - Audit/Tax Return             | -               | 341.67           | 341.67          | -                | 1,366.68         | 1,366.68        | 4,100.00          |
| 7450 - Homeowners' Association Dues | 1,645.00        | 1,645.00         | -               | 8,225.00         | 6,580.00         | (1,645.00)      | 19,740.00         |
| 7500 - Legal                        | -               | 41.67            | 41.67           | 12.50            | 166.68           | 154.18          | 500.00            |
| 7600 - Miscellaneous                | -               | 8.33             | 8.33            | -                | 33.32            | 33.32           | 100.00            |
| 8000 - Reserve Contributions        | -               | 1,712.00         | 1,712.00        | -                | 6,848.00         | 6,848.00        | 20,544.00         |
| <b>Total Expense</b>                | <b>7,607.51</b> | <b>17,115.01</b> | <b>9,507.50</b> | <b>58,555.04</b> | <b>68,460.04</b> | <b>9,905.00</b> | <b>205,380.00</b> |
| <b>Total Expense</b>                | <b>7,607.51</b> | <b>17,115.01</b> | <b>9,507.50</b> | <b>58,555.04</b> | <b>68,460.04</b> | <b>9,905.00</b> | <b>205,380.00</b> |

# North End Townhome Condominiums, Inc

## Statement of Revenues and Expenses 4/1/2021 - 4/30/2021

|                     | Current Period |        |          | Year To Date |        |          | Annual Budget |
|---------------------|----------------|--------|----------|--------------|--------|----------|---------------|
|                     | Actual         | Budget | Variance | Actual       | Budget | Variance |               |
| Operating Net Total | 8,992.72       | (.01)  | 8,992.73 | 4,279.76     | (.04)  | 4,279.80 | -             |

# North End Townhome Condominiums, Inc

## Statement of Revenues and Expenses 4/1/2021 - 4/30/2021

|                                | Current Period    |              |                  | Year To Date      |              |                  | Annual Budget |
|--------------------------------|-------------------|--------------|------------------|-------------------|--------------|------------------|---------------|
|                                | Actual            | Budget       | Variance         | Actual            | Budget       | Variance         |               |
| Reserve Expense                |                   |              |                  |                   |              |                  |               |
| <b>Expense</b>                 |                   |              |                  |                   |              |                  |               |
| 8000 - Reserve Contributions   | (3,424.00)        | -            | 3,424.00         | (6,848.00)        | -            | 6,848.00         | -             |
| 8010 - Reserve Interest Income | (19.38)           | -            | 19.38            | (91.61)           | -            | 91.61            | -             |
| <b>Total Expense</b>           | <b>(3,443.38)</b> | <b>-</b>     | <b>3,443.38</b>  | <b>(6,939.61)</b> | <b>-</b>     | <b>6,939.61</b>  | <b>-</b>      |
| <b>Total Expense</b>           | <b>(3,443.38)</b> | <b>-</b>     | <b>3,443.38</b>  | <b>(6,939.61)</b> | <b>-</b>     | <b>6,939.61</b>  | <b>-</b>      |
| <b>Reserve Net Total</b>       | <b>3,443.38</b>   | <b>-</b>     | <b>3,443.38</b>  | <b>6,939.61</b>   | <b>-</b>     | <b>6,939.61</b>  | <b>-</b>      |
| <b>Net Total</b>               | <b>12,436.10</b>  | <b>(.01)</b> | <b>12,436.11</b> | <b>11,219.37</b>  | <b>(.04)</b> | <b>11,219.41</b> | <b>-</b>      |