

# North End Townhome Condominiums, Inc

## Balance Sheet For July 2021

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### Assets

Mutual of Omaha Bank Operating	\$34,279.13
Mutual of Omaha - Reserve Ac	\$156,659.06
Accounts Receivable	\$1,232.30
Working Capital Reserves - Con	\$2,398.00

### Total Assets

	<u>\$194,568.49</u>
<b>Total Asset</b>	<u><u>\$194,568.49</u></u>

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### Liabilities

Accounts Payable	\$22,573.66
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	\$14,087.87

### Total Liabilities

\$131,735.27

### Equity

Net Income	(\$8,425.33)
Retained Earnings	\$71,268.55
Bank Charges/Fees	(\$10.00)

### Total Equity

\$62,833.22

### Total Liability / Equity

\$194,568.49

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# North End Townhome Condominiums, Inc

## Statement of Revenues and Expenses 7/1/2021 - 7/31/2021

	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)	120,222.36	119,805.00	417.36	205,380.00
4055 - Work Order	-	-	-	430.00	-	430.00	-
4100 - Late Fee Income	30.00	-	30.00	30.00	-	30.00	-
4350 - Working Capital	-	-	-	765.30	-	765.30	-
4400 - Miscellaneous Income	-	-	-	20.00	-	20.00	-
4450 - Operating Interest Income	1.76	-	1.76	13.10	-	13.10	-
4500 - Reserve Income	-	-	-	(10,272.00)	-	(10,272.00)	-
<b>Total Income</b>	<b>17,146.71</b>	<b>17,115.00</b>	<b>31.71</b>	<b>111,208.76</b>	<b>119,805.00</b>	<b>(8,596.24)</b>	<b>205,380.00</b>
<b>Total Income</b>	<b>17,146.71</b>	<b>17,115.00</b>	<b>31.71</b>	<b>111,208.76</b>	<b>119,805.00</b>	<b>(8,596.24)</b>	<b>205,380.00</b>
<b>Operating Expense</b>							
<b>Expense</b>							
5000 - Electric	91.94	91.67	(.27)	688.54	641.69	(46.85)	1,100.00
5100 - Water - Domestic	2,176.67	1,908.33	(268.34)	19,379.65	13,358.31	(6,021.34)	22,900.00
5150 - Water - Irrigation	474.61	333.33	(141.28)	890.84	2,333.31	1,442.47	4,000.00
5400 - Trash Removal	482.56	600.00	117.44	3,394.61	4,200.00	805.39	7,200.00
6000 - Building Maint.	635.00	1,666.67	1,031.67	1,199.65	11,666.69	10,467.04	20,000.00
6100 - Roof/Gutter Repairs	-	-	-	4,469.60	-	(4,469.60)	-
6150 - Painting	-	1,083.33	1,083.33	10,926.73	7,583.31	(3,343.42)	13,000.00
6400 - Pest Control	-	41.67	41.67	-	291.69	291.69	500.00
6500 - Landscape Contract	1,800.00	1,208.33	(591.67)	5,330.00	8,458.31	3,128.31	14,500.00
6525 - Irrigation Repairs	-	166.67	166.67	521.78	1,166.69	644.91	2,000.00
6570 - Fence Maintenance	-	41.67	41.67	-	291.69	291.69	500.00
6585 - Snow Removal	-	1,416.67	1,416.67	16,307.87	9,916.69	(6,391.18)	17,000.00
6625 - Asphalt/Concrete Maint	-	458.33	458.33	-	3,208.31	3,208.31	5,500.00
6750 - Lighting Maintenance	-	4.17	4.17	-	29.19	29.19	50.00
6800 - Misc Grounds Maint	8,998.99	666.67	(8,332.32)	9,700.03	4,666.69	(5,033.34)	8,000.00
7000 - Management	1,110.00	1,132.00	22.00	7,770.00	7,924.00	154.00	13,584.00
7100 - Administration	160.10	125.00	(35.10)	1,093.07	875.00	(218.07)	1,500.00
7200 - Insurance	4,499.82	2,421.83	(2,077.99)	17,999.28	16,952.81	(1,046.47)	29,062.00
7300 - Audit/Tax Return	-	341.67	341.67	-	2,391.69	2,391.69	4,100.00
7450 - Homeowners' Association Dues	1,645.00	1,645.00	-	13,160.00	11,515.00	(1,645.00)	19,740.00
7500 - Legal	-	41.67	41.67	12.50	291.69	279.19	500.00
7600 - Miscellaneous	-	8.33	8.33	-	58.31	58.31	100.00
8000 - Reserve Contributions	-	1,712.00	1,712.00	-	11,984.00	11,984.00	20,544.00
8050 - Reserve Expense	5,526.62	-	(5,526.62)	5,526.62	-	(5,526.62)	-
<b>Total Expense</b>	<b>27,601.31</b>	<b>17,115.01</b>	<b>(10,486.30)</b>	<b>118,370.77</b>	<b>119,805.07</b>	<b>1,434.30</b>	<b>205,380.00</b>

# North End Townhome Condominiums, Inc

## Statement of Revenues and Expenses 7/1/2021 - 7/31/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
<b>Total Expense</b>	<b>27,601.31</b>	<b>17,115.01</b>	<b>(10,486.30)</b>	<b>118,370.77</b>	<b>119,805.07</b>	<b>1,434.30</b>	<b>205,380.00</b>
<b>Operating Net Total</b>	<b>(10,454.60)</b>	<b>(.01)</b>	<b>(10,454.59)</b>	<b>(7,162.01)</b>	<b>(.07)</b>	<b>(7,161.94)</b>	<b>-</b>

# North End Townhome Condominiums, Inc

## Statement of Revenues and Expenses 7/1/2021 - 7/31/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
<b>Expense</b>							
8000 - Reserve Contributions	-	-	-	(10,272.00)	-	10,272.00	-
8010 - Reserve Interest Income	(20.70)	-	20.70	(152.40)	-	152.40	-
8050 - Reserve Expense	11,687.72	-	(11,687.72)	11,687.72	-	(11,687.72)	-
<b>Total Expense</b>	<b>11,667.02</b>	-	<b>(11,667.02)</b>	<b>1,263.32</b>	-	<b>(1,263.32)</b>	-
<b>Total Expense</b>	<b>11,667.02</b>	-	<b>(11,667.02)</b>	<b>1,263.32</b>	-	<b>(1,263.32)</b>	-
<b>Reserve Net Total</b>	<b>(11,667.02)</b>	-	<b>(11,667.02)</b>	<b>(1,263.32)</b>	-	<b>(1,263.32)</b>	-
<b>Net Total</b>	<b>(22,121.62)</b>	<b>(.01)</b>	<b>(22,121.61)</b>	<b>(8,425.33)</b>	<b>(.07)</b>	<b>(8,425.26)</b>	-