

# North End Townhome Condominiums, Inc

## Balance Sheet For August 2021

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### Assets

Mutual of Omaha Bank Operating	\$25,270.27
Mutual of Omaha - Reserve Ac	\$150,835.35
Accounts Receivable	\$791.54
Working Capital Reserves - Con	\$2,398.00

### Total Assets

	<u>\$179,295.16</u>
<b>Total Asset</b>	<u><u>\$179,295.16</u></u>

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### Liabilities

Accounts Payable	\$13,215.14
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	\$13,121.91

### Total Liabilities

\$121,410.79

### Equity

Net Income	(\$13,364.18)
Retained Earnings	\$71,268.55
Bank Charges/Fees	(\$20.00)

### Total Equity

\$57,884.37

### Total Liability / Equity

\$179,295.16

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# North End Townhome Condominiums, Inc

## Statement of Revenues and Expenses 8/1/2021 - 8/31/2021

	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	(0.05)	136,919.66	136,920.00	(34)	205,380.00
4055 - Work Order	-	-	-	430.00	-	430.00	-
4100 - Late Fee Income	-	-	-	15.00	-	15.00	-
4350 - Working Capital	665.98	-	665.98	1,431.28	-	1,431.28	-
4400 - Miscellaneous Income	-	-	-	20.00	-	20.00	-
4450 - Operating Interest Income	1.82	-	1.82	14.92	-	14.92	-
4500 - Reserve Income	-	-	-	(10,272.00)	-	(10,272.00)	-
<b>Total Income</b>	<b>17,782.75</b>	<b>17,115.00</b>	<b>667.75</b>	<b>128,558.86</b>	<b>136,920.00</b>	<b>(8,361.14)</b>	<b>205,380.00</b>
<b>Total Income</b>	<b>17,782.75</b>	<b>17,115.00</b>	<b>667.75</b>	<b>128,558.86</b>	<b>136,920.00</b>	<b>(8,361.14)</b>	<b>205,380.00</b>

## Operating Expense

<b>Expense</b>							
5000 - Electric	81.03	91.67	10.64	769.57	733.36	(36.21)	1,100.00
5100 - Water - Domestic	2,121.23	1,908.33	(212.90)	21,500.88	15,266.64	(6,234.24)	22,900.00
5150 - Water - Irrigation	1,087.89	333.33	(754.56)	1,978.73	2,666.64	687.91	4,000.00
5400 - Trash Removal	482.56	600.00	117.44	3,877.17	4,800.00	922.83	7,200.00
6000 - Building Maint.	7,299.00	1,666.67	(5,632.33)	8,498.65	13,333.36	4,834.71	20,000.00
6100 - Roof/Gutter Repairs	158.67	-	(158.67)	4,628.27	-	(4,628.27)	-
6150 - Painting	-	1,083.33	1,083.33	10,926.73	8,666.64	(2,260.09)	13,000.00
6200 - Concrete	1,650.00	-	(1,650.00)	1,650.00	-	(1,650.00)	-
6400 - Pest Control	-	41.67	41.67	-	333.36	333.36	500.00
6500 - Landscape Contract	1,800.00	1,208.33	(591.67)	7,130.00	9,666.64	2,536.64	14,500.00
6525 - Irrigation Repairs	92.92	166.67	73.75	614.70	1,333.36	718.66	2,000.00
6550 - Plants/Trees	250.00	-	(250.00)	250.00	-	(250.00)	-
6570 - Fence Maintenance	-	41.67	41.67	-	333.36	333.36	500.00
6585 - Snow Removal	-	1,416.67	1,416.67	16,307.87	11,333.36	(4,974.51)	17,000.00
6625 - Asphalt/Concrete Maint	233.37	458.33	224.96	233.37	3,666.64	3,433.27	5,500.00
6750 - Lighting Maintenance	80.28	4.17	(76.11)	80.28	33.36	(46.92)	50.00
6800 - Misc Grounds Maint	1,853.99	666.67	(1,187.32)	11,554.02	5,333.36	(6,220.66)	8,000.00
7000 - Management	1,110.00	1,132.00	22.00	8,880.00	9,056.00	176.00	13,584.00
7100 - Administration	113.25	125.00	11.75	1,206.32	1,000.00	(206.32)	1,500.00
7200 - Insurance	2,249.91	2,421.83	171.92	20,249.19	19,374.64	(874.55)	29,062.00
7300 - Audit/Tax Return	-	341.67	341.67	-	2,733.36	2,733.36	4,100.00
7450 - Homeowners' Association Dues	1,645.00	1,645.00	-	14,805.00	13,160.00	(1,645.00)	19,740.00
7500 - Legal	-	41.67	41.67	12.50	333.36	320.86	500.00
7600 - Miscellaneous	-	8.33	8.33	-	66.64	66.64	100.00

# North End Townhome Condominiums, Inc

## Statement of Revenues and Expenses 8/1/2021 - 8/31/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
8000 - Reserve Contributions	-	1,712.00	1,712.00	-	13,696.00	13,696.00	20,544.00
8050 - Reserve Expense	-	-	-	5,526.62	-	(5,526.62)	-
<b>Total Expense</b>	<b>22,309.10</b>	<b>17,115.01</b>	<b>(5,194.09)</b>	<b>140,679.87</b>	<b>136,920.08</b>	<b>(3,759.79)</b>	<b>205,380.00</b>
<b>Total Expense</b>	<b>22,309.10</b>	<b>17,115.01</b>	<b>(5,194.09)</b>	<b>140,679.87</b>	<b>136,920.08</b>	<b>(3,759.79)</b>	<b>205,380.00</b>
<b>Operating Net Total</b>	<b>(4,526.35)</b>	<b>(.01)</b>	<b>(4,526.34)</b>	<b>(12,121.01)</b>	<b>(.08)</b>	<b>(12,120.93)</b>	<b>-</b>

# North End Townhome Condominiums, Inc

## Statement of Revenues and Expenses 8/1/2021 - 8/31/2021

	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	(20.15)	-	20.15	(172.55)	-	172.55	-
8050 - Reserve Expense	-	-	-	11,687.72	-	(11,687.72)	-
<b>Total Expense</b>	<b>(20.15)</b>	<b>-</b>	<b>20.15</b>	<b>1,243.17</b>	<b>-</b>	<b>(1,243.17)</b>	<b>-</b>
<b>Total Expense</b>	<b>(20.15)</b>	<b>-</b>	<b>20.15</b>	<b>1,243.17</b>	<b>-</b>	<b>(1,243.17)</b>	<b>-</b>
<b>Reserve Net Total</b>	<b>20.15</b>	<b>-</b>	<b>20.15</b>	<b>(1,243.17)</b>	<b>-</b>	<b>(1,243.17)</b>	<b>-</b>
<b>Net Total</b>	<b>(4,506.20)</b>	<b>(.01)</b>	<b>(4,506.19)</b>	<b>(13,364.18)</b>	<b>(.08)</b>	<b>(13,364.10)</b>	<b>-</b>