

North End Townhome Condominiums, Inc

Balance Sheet For September 2021

Assets

Mutual of Omaha Bank Operating	\$28,691.78
Mutual of Omaha - Reserve Ac	\$150,854.67
Accounts Receivable	\$795.80
Working Capital Reserves - Con	\$2,398.00

Total Assets

	<u>\$182,740.25</u>
Total Asset	<u><u>\$182,740.25</u></u>

Liabilities

Accounts Payable	\$16,610.57
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	\$16,213.22

Total Liabilities

\$127,897.53

Equity

Net Income	(\$16,405.83)
Retained Earnings	\$71,268.55
Bank Charges/Fees	(\$20.00)

Total Equity

\$54,842.72

Total Liability / Equity

\$182,740.25

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 9/1/2021 - 9/30/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	17,114.95	17,115.00	(05)	154,034.61	154,035.00	(39)	205,380.00
4055 - Work Order	-	-	-	430.00	-	430.00	-
4100 - Late Fee Income	-	-	-	15.00	-	15.00	-
4350 - Working Capital	655.48	-	655.48	2,086.76	-	2,086.76	-
4400 - Miscellaneous Income	-	-	-	20.00	-	20.00	-
4450 - Operating Interest Income	1.56	-	1.56	16.48	-	16.48	-
4500 - Reserve Income	-	-	-	(10,272.00)	-	(10,272.00)	-
Total Income	17,771.99	17,115.00	656.99	146,330.85	154,035.00	(7,704.15)	205,380.00
Total Income	17,771.99	17,115.00	656.99	146,330.85	154,035.00	(7,704.15)	205,380.00

Operating Expense

Expense							
5000 - Electric	755.56	91.67	(663.89)	1,525.13	825.03	(700.10)	1,100.00
5100 - Water - Domestic	4,208.58	1,908.33	(2,300.25)	25,709.46	17,174.97	(8,534.49)	22,900.00
5150 - Water - Irrigation	2,383.01	333.33	(2,049.68)	4,361.74	2,999.97	(1,361.77)	4,000.00
5400 - Trash Removal	2,166.93	600.00	(1,566.93)	6,044.10	5,400.00	(644.10)	7,200.00
6000 - Building Maint.	-	1,666.67	1,666.67	8,498.65	15,000.03	6,501.38	20,000.00
6100 - Roof/Gutter Repairs	-	-	-	4,628.27	-	(4,628.27)	-
6150 - Painting	-	1,083.33	1,083.33	10,926.73	9,749.97	(1,176.76)	13,000.00
6200 - Concrete	-	-	-	1,650.00	-	(1,650.00)	-
6400 - Pest Control	195.94	41.67	(154.27)	195.94	375.03	179.09	500.00
6500 - Landscape Contract	1,800.00	1,208.33	(591.67)	8,930.00	10,874.97	1,944.97	14,500.00
6525 - Irrigation Repairs	511.52	166.67	(344.85)	1,126.22	1,500.03	373.81	2,000.00
6550 - Plants/Trees	3,650.00	-	(3,650.00)	3,900.00	-	(3,900.00)	-
6570 - Fence Maintenance	-	41.67	41.67	-	375.03	375.03	500.00
6585 - Snow Removal	-	1,416.67	1,416.67	16,307.87	12,750.03	(3,557.84)	17,000.00
6625 - Asphalt/Concrete Maint	1,898.00	458.33	(1,439.67)	2,131.37	4,124.97	1,993.60	5,500.00
6750 - Lighting Maintenance	-	4.17	4.17	80.28	37.53	(42.75)	50.00
6800 - Misc Grounds Maint	242.87	666.67	423.80	11,796.89	6,000.03	(5,796.86)	8,000.00
7000 - Management	1,110.00	1,132.00	22.00	9,990.00	10,188.00	198.00	13,584.00
7100 - Administration	265.55	125.00	(140.55)	1,471.87	1,125.00	(346.87)	1,500.00
7200 - Insurance	-	2,421.83	2,421.83	20,249.19	21,796.47	1,547.28	29,062.00
7300 - Audit/Tax Return	-	341.67	341.67	-	3,075.03	3,075.03	4,100.00
7450 - Homeowners' Association Dues	1,645.00	1,645.00	-	16,450.00	14,805.00	(1,645.00)	19,740.00
7500 - Legal	-	41.67	41.67	12.50	375.03	362.53	500.00
7600 - Miscellaneous	-	8.33	8.33	-	74.97	74.97	100.00

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 9/1/2021 - 9/30/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
8000 - Reserve Contributions	-	1,712.00	1,712.00	-	15,408.00	15,408.00	20,544.00
8050 - Reserve Expense	-	-	-	5,526.62	-	(5,526.62)	-
Total Expense	20,832.96	17,115.01	(3,717.95)	161,512.83	154,035.09	(7,477.74)	205,380.00
Total Expense	20,832.96	17,115.01	(3,717.95)	161,512.83	154,035.09	(7,477.74)	205,380.00
Operating Net Total	(3,060.97)	(.01)	(3,060.96)	(15,181.98)	(.09)	(15,181.89)	-

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 9/1/2021 - 9/30/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
Expense							
8000 - Reserve Contributions	-	-	-	(10,272.00)	-	10,272.00	-
8010 - Reserve Interest Income	(19.32)	-	19.32	(191.87)	-	191.87	-
8050 - Reserve Expense	-	-	-	11,687.72	-	(11,687.72)	-
Total Expense	(19.32)	-	19.32	1,223.85	-	(1,223.85)	-
Total Expense	(19.32)	-	19.32	1,223.85	-	(1,223.85)	-
Reserve Net Total	19.32	-	19.32	(1,223.85)	-	(1,223.85)	-
Net Total	(3,041.65)	(.01)	(3,041.64)	(16,405.83)	(.09)	(16,405.74)	-