

North End Townhome Condominiums, Inc

Balance Sheet For 10/31/2021

Assets

Mutual of Omaha Bank Operating	\$15,295.29
Mutual of Omaha - Reserve Ac	\$157,722.72
Accounts Receivable	\$1,039.81
Working Capital Reserves - Con	\$2,398.00

Total Assets

	<u>\$176,455.82</u>
Total Asset	<u><u>\$176,455.82</u></u>

Liabilities

Accounts Payable	\$11,845.38
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	\$14,267.54

Total Liabilities

\$121,186.66

Equity

Net Income	(\$15,979.39)
Retained Earnings	\$71,268.55
Bank Charges/Fees	(\$20.00)

Total Equity

\$55,269.16

Total Liability / Equity

\$176,455.82

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 10/1/2021 - 10/31/2021

	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	(0.05)	171,149.56	171,150.00	(0.44)	205,380.00
4055 - Work Order	-	-	-	430.00	-	430.00	-
4100 - Late Fee Income	-	-	-	15.00	-	15.00	-
4350 - Working Capital	-	-	-	2,086.76	-	2,086.76	-
4400 - Miscellaneous Income	-	-	-	20.00	-	20.00	-
4450 - Operating Interest Income	1.52	-	1.52	18.00	-	18.00	-
4500 - Reserve Income	(6,848.00)	-	(6,848.00)	(17,120.00)	-	(17,120.00)	-
Total Income	10,268.47	17,115.00	(6,846.53)	156,599.32	171,150.00	(14,550.68)	205,380.00
Total Income	10,268.47	17,115.00	(6,846.53)	156,599.32	171,150.00	(14,550.68)	205,380.00

Operating Expense

Expense							
5000 - Electric	90.37	91.67	1.30	1,615.50	916.70	(698.80)	1,100.00
5100 - Water - Domestic	2,056.55	1,908.33	(148.22)	27,766.01	19,083.30	(8,682.71)	22,900.00
5150 - Water - Irrigation	606.55	333.33	(273.22)	4,968.29	3,333.30	(1,634.99)	4,000.00
5400 - Trash Removal	-	600.00	600.00	6,044.10	6,000.00	(44.10)	7,200.00
6000 - Building Maint.	-	1,666.67	1,666.67	8,498.65	16,666.70	8,168.05	20,000.00
6100 - Roof/Gutter Repairs	-	-	-	4,628.27	-	(4,628.27)	-
6150 - Painting	-	1,083.33	1,083.33	10,926.73	10,833.30	(93.43)	13,000.00
6200 - Concrete	62.55	-	(62.55)	3,712.55	-	(3,712.55)	-
6400 - Pest Control	620.00	41.67	(578.33)	815.94	416.70	(399.24)	500.00
6500 - Landscape Contract	1,800.00	1,208.33	(591.67)	10,730.00	12,083.30	1,353.30	14,500.00
6525 - Irrigation Repairs	227.80	166.67	(61.13)	1,354.02	1,666.70	312.68	2,000.00
6550 - Plants/Trees	1,850.00	-	(1,850.00)	5,750.00	-	(5,750.00)	-
6570 - Fence Maintenance	-	41.67	41.67	-	416.70	416.70	500.00
6585 - Snow Removal	-	1,416.67	1,416.67	16,307.87	14,166.70	(2,141.17)	17,000.00
6625 - Asphalt/Concrete Maint	-	458.33	458.33	2,131.37	4,583.30	2,451.93	5,500.00
6750 - Lighting Maintenance	-	4.17	4.17	80.28	41.70	(38.58)	50.00
6800 - Misc Grounds Maint	-	666.67	666.67	11,796.89	6,666.70	(5,130.19)	8,000.00
7000 - Management	1,330.00	1,132.00	(198.00)	11,320.00	11,320.00	-	13,584.00
7100 - Administration	158.35	125.00	(33.35)	1,630.22	1,250.00	(380.22)	1,500.00
7200 - Insurance	3,910.91	2,421.83	(1,489.08)	24,512.10	24,218.30	(293.80)	29,062.00
7300 - Audit/Tax Return	-	341.67	341.67	-	3,416.70	3,416.70	4,100.00
7450 - Homeowners' Association Dues	1,645.00	1,645.00	-	18,095.00	16,450.00	(1,645.00)	19,740.00
7500 - Legal	-	41.67	41.67	12.50	416.70	404.20	500.00
7600 - Miscellaneous	-	8.33	8.33	-	83.30	83.30	100.00

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 10/1/2021 - 10/31/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
8000 - Reserve Contributions	-	1,712.00	1,712.00	-	17,120.00	17,120.00	20,544.00
8050 - Reserve Expense	-	-	-	5,526.62	-	(5,526.62)	-
Total Expense	14,358.08	17,115.01	2,756.93	178,222.91	171,150.10	(7,072.81)	205,380.00
Total Expense	14,358.08	17,115.01	2,756.93	178,222.91	171,150.10	(7,072.81)	205,380.00
Operating Net Total	(4,089.61)	(.01)	(4,089.60)	(21,623.59)	(.10)	(21,623.49)	-

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Statement of Revenues and Expenses 10/1/2021 - 10/31/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
Expense							
8000 - Reserve Contributions	(6,848.00)	-	6,848.00	(17,120.00)	-	17,120.00	-
8010 - Reserve Interest Income	(20.05)	-	20.05	(211.92)	-	211.92	-
8050 - Reserve Expense	-	-	-	11,687.72	-	(11,687.72)	-
Total Expense	(6,868.05)	-	6,868.05	(5,644.20)	-	5,644.20	-
Total Expense	(6,868.05)	-	6,868.05	(5,644.20)	-	5,644.20	-
Reserve Net Total	6,868.05	-	6,868.05	5,644.20	-	5,644.20	-
Net Total	2,778.44	(.01)	2,778.45	(15,979.39)	(.10)	(15,979.29)	-