

North End Townhome Condominiums, Inc

Balance Sheet For 1/31/2022

Assets		
Mutual of Omaha Bank Operating	\$17,749.99	
Mutual of Omaha - Reserve Ac	\$157,414.33	
Accounts Receivable	\$2,252.84	
Working Capital Reserves - Con	\$2,398.00	
Total Assets		\$179,815.16
	Total Asset	\$179,815.16

Liabilities		
Accounts Payable	\$13,603.11	
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	\$23,724.55	
Total Liabilities		\$132,401.40

Equity		
Net Income	(\$6,036.30)	
Retained Earnings	\$53,470.06	
Bank Charges/Fees	(\$20.00)	
Total Equity		\$47,413.76
	Total Liability / Equity	\$179,815.16

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 1/1/2022 - 1/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	18,363.51	18,363.50	.01	18,363.51	18,363.50	.01	220,362.00
4450 - Operating Interest Income	1.48	-	1.48	1.48	-	1.48	-
4500 - Reserve Income	(1,792.50)	(1,792.50)	-	(1,792.50)	(1,792.50)	-	(21,510.00)
Total Income	16,572.49	16,571.00	1.49	16,572.49	16,571.00	1.49	198,852.00
Total Income	16,572.49	16,571.00	1.49	16,572.49	16,571.00	1.49	198,852.00
Operating Expense							
Expense							
5000 - Electric	76.43	116.67	40.24	76.43	116.67	40.24	1,400.00
5100 - Water - Domestic	-	2,500.00	2,500.00	-	2,500.00	2,500.00	30,000.00
5150 - Water - Irrigation	-	358.33	358.33	-	358.33	358.33	4,300.00
5400 - Trash Removal	487.36	670.83	183.47	487.36	670.83	183.47	8,050.00
6000 - Building Maint.	8,015.00	1,666.67	(6,348.33)	8,015.00	1,666.67	(6,348.33)	20,000.00
6100 - Roof/Gutter Repairs	-	66.67	66.67	-	66.67	66.67	800.00
6150 - Painting	-	750.00	750.00	-	750.00	750.00	9,000.00
6400 - Pest Control	-	41.67	41.67	-	41.67	41.67	500.00
6500 - Landscape Contract	-	1,206.67	1,206.67	-	1,206.67	1,206.67	14,480.00
6525 - Irrigation Repairs	-	125.00	125.00	-	125.00	125.00	1,500.00
6570 - Fence Maintenance	-	208.33	208.33	-	208.33	208.33	2,500.00
6585 - Snow Removal	9,995.00	1,416.67	(8,578.33)	9,995.00	1,416.67	(8,578.33)	17,000.00
6625 - Asphalt/Concrete Maint	-	458.33	458.33	-	458.33	458.33	5,500.00
6750 - Lighting Maintenance	-	4.17	4.17	-	4.17	4.17	50.00
6800 - Misc Grounds Maint	-	666.67	666.67	-	666.67	666.67	8,000.00
7000 - Management	1,188.00	1,188.00	-	1,188.00	1,188.00	-	14,256.00
7100 - Administration	137.95	125.00	(12.95)	137.95	125.00	(12.95)	1,500.00
7200 - Insurance	2,689.00	2,718.33	29.33	2,689.00	2,718.33	29.33	32,620.00
7300 - Audit/Tax Return	-	25.00	25.00	-	25.00	25.00	300.00
7450 - Homeowners' Association Dues	1,833.00	1,833.00	-	1,833.00	1,833.00	-	21,996.00
7500 - Legal	-	41.67	41.67	-	41.67	41.67	500.00
7600 - Miscellaneous	-	8.33	8.33	-	8.33	8.33	100.00
7700 - Reserve Study	-	375.00	375.00	-	375.00	375.00	4,500.00
Total Expense	24,421.74	16,571.01	(7,850.73)	24,421.74	16,571.01	(7,850.73)	198,852.00
Total Expense	24,421.74	16,571.01	(7,850.73)	24,421.74	16,571.01	(7,850.73)	198,852.00
Operating Net Total	(7,849.25)	(.01)	(7,849.24)	(7,849.25)	(.01)	(7,849.24)	-

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Statement of Revenues and Expenses 1/1/2022 - 1/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
Expense							
8000 - Reserve Contributions	(1,792.50)	-	1,792.50	(1,792.50)	-	1,792.50	-
8010 - Reserve Interest Income	(20.45)	-	20.45	(20.45)	-	20.45	-
Total Expense	(1,812.95)	-	1,812.95	(1,812.95)	-	1,812.95	-
Total Expense	(1,812.95)	-	1,812.95	(1,812.95)	-	1,812.95	-
Reserve Net Total	1,812.95	-	1,812.95	1,812.95	-	1,812.95	-
Net Total	(6,036.30)	(.01)	(6,036.29)	(6,036.30)	(.01)	(6,036.29)	-