

North End Townhome Condominiums, Inc

Balance Sheet For 2/28/2022

Assets

Mutual of Omaha Bank Operating	\$12,067.59
Mutual of Omaha - Reserve Ac	\$159,224.95
Accounts Receivable	\$2,672.81
Working Capital Reserves - Con	\$2,398.00

Total Assets

	<u>\$176,363.35</u>
Total Asset	<u><u>\$176,363.35</u></u>

Liabilities

Accounts Payable	\$10,909.55
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	\$22,052.24

Total Liabilities\$128,035.53**Equity**

Net Income	(\$5,122.24)
Retained Earnings	\$53,470.06
Bank Charges/Fees	(\$20.00)

Total Equity\$48,327.82**Total Liability / Equity**\$176,363.35

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 2/1/2022 - 2/28/2022

	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	36,727.02	36,727.00	.02	220,362.00
4450 - Operating Interest Income	.97	-	.97	2.45	-	2.45	-
4500 - Reserve Income	(1,792.50)	(1,792.50)	-	(3,585.00)	(3,585.00)	-	(21,510.00)
Total Income	16,571.98	16,571.00	.98	33,144.47	33,142.00	2.47	198,852.00
Total Income	16,571.98	16,571.00	.98	33,144.47	33,142.00	2.47	198,852.00
Operating Expense							
Expense							
5000 - Electric	90.96	116.67	25.71	167.39	233.34	65.95	1,400.00
5100 - Water - Domestic	2,108.91	2,500.00	391.09	2,108.91	5,000.00	2,891.09	30,000.00
5150 - Water - Irrigation	31.98	358.33	326.35	31.98	716.66	684.68	4,300.00
5400 - Trash Removal	662.19	670.83	8.64	1,149.55	1,341.66	192.11	8,050.00
6000 - Building Maint.	-	1,666.67	1,666.67	8,015.00	3,333.34	(4,681.66)	20,000.00
6100 - Roof/Gutter Repairs	-	66.67	66.67	-	133.34	133.34	800.00
6150 - Painting	-	750.00	750.00	-	1,500.00	1,500.00	9,000.00
6400 - Pest Control	-	41.67	41.67	-	83.34	83.34	500.00
6500 - Landscape Contract	-	1,206.67	1,206.67	-	2,413.34	2,413.34	14,480.00
6525 - Irrigation Repairs	-	125.00	125.00	-	250.00	250.00	1,500.00
6550 - Plants/Trees	420.00	-	(420.00)	420.00	-	(420.00)	-
6570 - Fence Maintenance	-	208.33	208.33	-	416.66	416.66	2,500.00
6585 - Snow Removal	9,632.50	1,416.67	(8,215.83)	19,627.50	2,833.34	(16,794.16)	17,000.00
6625 - Asphalt/Concrete Maint	-	458.33	458.33	-	916.66	916.66	5,500.00
6750 - Lighting Maintenance	-	4.17	4.17	-	8.34	8.34	50.00
6800 - Misc Grounds Maint	-	666.67	666.67	-	1,333.34	1,333.34	8,000.00
7000 - Management	-	1,188.00	1,188.00	1,188.00	2,376.00	1,188.00	14,256.00
7100 - Administration	-	125.00	125.00	137.95	250.00	112.05	1,500.00
7200 - Insurance	2,689.00	2,718.33	29.33	5,378.00	5,436.66	58.66	32,620.00
7300 - Audit/Tax Return	-	25.00	25.00	-	50.00	50.00	300.00
7450 - Homeowners' Association Dues	1,833.00	1,833.00	-	3,666.00	3,666.00	-	21,996.00
7500 - Legal	-	41.67	41.67	-	83.34	83.34	500.00
7600 - Miscellaneous	-	8.33	8.33	-	16.66	16.66	100.00
7700 - Reserve Study	-	375.00	375.00	-	750.00	750.00	4,500.00
Total Expense	17,468.54	16,571.01	(897.53)	41,890.28	33,142.02	(8,748.26)	198,852.00
Total Expense	17,468.54	16,571.01	(897.53)	41,890.28	33,142.02	(8,748.26)	198,852.00
Operating Net Total	(896.56)	(.01)	(896.55)	(8,745.81)	(.02)	(8,745.79)	-

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Statement of Revenues and Expenses 2/1/2022 - 2/28/2022

	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	(3,585.00)	-	3,585.00	-
8010 - Reserve Interest Income	(18.12)	-	18.12	(38.57)	-	38.57	-
Total Expense	(1,810.62)	-	1,810.62	(3,623.57)	-	3,623.57	-
Total Expense	(1,810.62)	-	1,810.62	(3,623.57)	-	3,623.57	-
Reserve Net Total	1,810.62	-	1,810.62	3,623.57	-	3,623.57	-
Net Total	914.06	(.01)	914.07	(5,122.24)	(.02)	(5,122.22)	-