

North End Townhome Condominiums, Inc

Balance Sheet For 4/30/2022

Assets

Mutual of Omaha Bank Operating	\$15,691.82
Mutual of Omaha - Reserve Ac	\$162,850.12
Accounts Receivable	\$3,543.62
Working Capital Reserves - Con	\$2,398.00

Total Assets**\$184,483.56****Total Assets****\$184,483.56**

Liabilities

Accounts Payable	\$10,172.63
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	\$19,446.34

Total Liabilities**\$124,692.71****Equity**

Net Income	\$8,546.07
Retained Earnings	\$51,264.78
Bank Charges/Fees	(\$20.00)

Total Equity**\$59,790.85****Total Liabilities / Equity****\$184,483.56**

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 4/1/2022 - 4/30/2022

	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	73,454.04	73,454.00	.04	220,362.00
4100 - Late Fee Income	-	-	-	45.00	-	45.00	-
4450 - Operating Interest Income	.95	-	.95	4.48	-	4.48	-
4500 - Reserve Income	(1,792.50)	(1,792.50)	-	(7,170.00)	(7,170.00)	-	(21,510.00)
Total Income	16,571.96	16,571.00	.96	66,333.52	66,284.00	49.52	198,852.00
Total Income	16,571.96	16,571.00	.96	66,333.52	66,284.00	49.52	198,852.00
Operating Expense							
Expense							
5000 - Electric	45.05	116.67	71.62	346.95	466.68	119.73	1,400.00
5100 - Water - Domestic	2,105.83	2,500.00	394.17	6,280.53	10,000.00	3,719.47	30,000.00
5150 - Water - Irrigation	38.14	358.33	320.19	102.10	1,433.32	1,331.22	4,300.00
5400 - Trash Removal	511.68	670.83	159.15	1,661.23	2,683.32	1,022.09	8,050.00
6000 - Building Maint.	1,056.25	1,666.67	610.42	9,071.25	6,666.68	(2,404.57)	20,000.00
6100 - Roof/Gutter Repairs	-	66.67	66.67	-	266.68	266.68	800.00
6150 - Painting	-	750.00	750.00	-	3,000.00	3,000.00	9,000.00
6400 - Pest Control	525.00	41.67	(483.33)	525.00	166.68	(358.32)	500.00
6500 - Landscape Contract	1,810.00	1,206.67	(603.33)	1,810.00	4,826.68	3,016.68	14,480.00
6525 - Irrigation Repairs	-	125.00	125.00	-	500.00	500.00	1,500.00
6550 - Plants/Trees	-	-	-	420.00	-	(420.00)	-
6570 - Fence Maintenance	-	208.33	208.33	-	833.32	833.32	2,500.00
6585 - Snow Removal	-	1,416.67	1,416.67	20,242.50	5,666.68	(14,575.82)	17,000.00
6625 - Asphalt/Concrete Maint	-	458.33	458.33	-	1,833.32	1,833.32	5,500.00
6750 - Lighting Maintenance	-	4.17	4.17	-	16.68	16.68	50.00
6800 - Misc Grounds Maint	43.58	666.67	623.09	43.58	2,666.68	2,623.10	8,000.00
7000 - Management	1,188.00	1,188.00	-	3,564.00	4,752.00	1,188.00	14,256.00
7100 - Administration	213.65	125.00	(88.65)	534.55	500.00	(34.55)	1,500.00
7200 - Insurance	2,689.00	2,718.33	29.33	10,756.00	10,873.32	117.32	32,620.00
7300 - Audit/Tax Return	-	25.00	25.00	-	100.00	100.00	300.00
7450 - Homeowners' Association Dues	1,833.00	1,833.00	-	7,332.00	7,332.00	-	21,996.00
7500 - Legal	2,346.50	41.67	(2,304.83)	2,346.50	166.68	(2,179.82)	500.00
7600 - Miscellaneous	-	8.33	8.33	-	33.32	33.32	100.00
7700 - Reserve Study	-	375.00	375.00	-	1,500.00	1,500.00	4,500.00
Total Expense	14,405.68	16,571.01	2,165.33	65,036.19	66,284.04	1,247.85	198,852.00
Total Expense	14,405.68	16,571.01	2,165.33	65,036.19	66,284.04	1,247.85	198,852.00
Operating Net Total	2,166.28	(.01)	2,166.29	1,297.33	(.04)	1,297.37	-

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Statement of Revenues and Expenses 4/1/2022 - 4/30/2022

	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	(7,170.00)	-	7,170.00	-
8010 - Reserve Interest Income	(19.87)	-	19.87	(78.74)	-	78.74	-
Total Expense	(1,812.37)	-	1,812.37	(7,248.74)	-	7,248.74	-
Total Expense	(1,812.37)	-	1,812.37	(7,248.74)	-	7,248.74	-
Reserve Net Total	1,812.37	-	1,812.37	7,248.74	-	7,248.74	-
Net Total	3,978.65	(.01)	3,978.66	8,546.07	(.04)	8,546.11	-