

North End Townhome Condominiums, Inc

Balance Sheet For 5/31/2022

Assets

Mutual of Omaha Bank Operating	\$14,108.57
Mutual of Omaha - Reserve Ac	\$153,646.87
Accounts Receivable	\$3,963.59
Working Capital Reserves - Con	\$2,398.00

Total Assets

	\$174,117.03
Total Assets	\$174,117.03

Liabilities

Accounts Payable	\$20,877.87
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	\$17,255.56

Total Liabilities**\$133,207.17****Equity**

Net Income	(\$10,334.92)
Retained Earnings	\$51,264.78
Bank Charges/Fees	(\$20.00)

Total Equity**\$40,909.86****Total Liabilities / Equity****\$174,117.03**

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 5/1/2022 - 5/31/2022

	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	91,817.55	91,817.50	.05	220,362.00
4100 - Late Fee Income	-	-	-	45.00	-	45.00	-
4450 - Operating Interest Income	1.01	-	1.01	5.49	-	5.49	-
4500 - Reserve Income	-	(1,792.50)	1,792.50	(7,170.00)	(8,962.50)	1,792.50	(21,510.00)
Total Income	18,364.52	16,571.00	1,793.52	84,698.04	82,855.00	1,843.04	198,852.00
Total Income	18,364.52	16,571.00	1,793.52	84,698.04	82,855.00	1,843.04	198,852.00
Operating Expense							
Expense							
5000 - Electric	89.72	116.67	26.95	436.67	583.35	146.68	1,400.00
5100 - Water - Domestic	2,093.51	2,500.00	406.49	8,374.04	12,500.00	4,125.96	30,000.00
5150 - Water - Irrigation	288.52	358.33	69.81	390.62	1,791.65	1,401.03	4,300.00
5400 - Trash Removal	511.68	670.83	159.15	2,172.91	3,354.15	1,181.24	8,050.00
6000 - Building Maint.	-	1,666.67	1,666.67	9,071.25	8,333.35	(737.90)	20,000.00
6100 - Roof/Gutter Repairs	-	66.67	66.67	-	333.35	333.35	800.00
6150 - Painting	-	750.00	750.00	-	3,750.00	3,750.00	9,000.00
6400 - Pest Control	-	41.67	41.67	525.00	208.35	(316.65)	500.00
6500 - Landscape Contract	1,810.00	1,206.67	(603.33)	3,620.00	6,033.35	2,413.35	14,480.00
6525 - Irrigation Repairs	-	125.00	125.00	-	625.00	625.00	1,500.00
6550 - Plants/Trees	969.00	-	(969.00)	1,389.00	-	(1,389.00)	-
6570 - Fence Maintenance	-	208.33	208.33	-	1,041.65	1,041.65	2,500.00
6585 - Snow Removal	-	1,416.67	1,416.67	20,242.50	7,083.35	(13,159.15)	17,000.00
6625 - Asphalt/Concrete Maint	-	458.33	458.33	-	2,291.65	2,291.65	5,500.00
6750 - Lighting Maintenance	-	4.17	4.17	-	20.85	20.85	50.00
6800 - Misc Grounds Maint	7,090.33	666.67	(6,423.66)	7,133.91	3,333.35	(3,800.56)	8,000.00
7000 - Management	1,188.00	1,188.00	-	4,752.00	5,940.00	1,188.00	14,256.00
7100 - Administration	255.50	125.00	(130.50)	790.05	625.00	(165.05)	1,500.00
7200 - Insurance	2,689.00	2,718.33	29.33	13,445.00	13,591.65	146.65	32,620.00
7300 - Audit/Tax Return	-	25.00	25.00	-	125.00	125.00	300.00
7450 - Homeowners' Association Dues	1,833.00	1,833.00	-	9,165.00	9,165.00	-	21,996.00
7500 - Legal	-	41.67	41.67	2,346.50	208.35	(2,138.15)	500.00
7600 - Miscellaneous	-	8.33	8.33	-	41.65	41.65	100.00
7700 - Reserve Study	-	375.00	375.00	-	1,875.00	1,875.00	4,500.00
Total Expense	18,818.26	16,571.01	(2,247.25)	83,854.45	82,855.05	(999.40)	198,852.00
Total Expense	18,818.26	16,571.01	(2,247.25)	83,854.45	82,855.05	(999.40)	198,852.00
Operating Net Total	(453.74)	(.01)	(453.73)	843.59	(.05)	843.64	-

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 5/1/2022 - 5/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
Expense							
8000 - Reserve Contributions	-	-	-	(7,170.00)	-	7,170.00	-
8010 - Reserve Interest Income	(20.75)	-	20.75	(99.49)	-	99.49	-
8050 - Reserve Expense	18,448.00	-	(18,448.00)	18,448.00	-	(18,448.00)	-
Total Expense	18,427.25	-	(18,427.25)	11,178.51	-	(11,178.51)	-
Total Expense	18,427.25	-	(18,427.25)	11,178.51	-	(11,178.51)	-
Reserve Net Total	(18,427.25)	-	(18,427.25)	(11,178.51)	-	(11,178.51)	-
Net Total	(18,880.99)	(.01)	(18,880.98)	(10,334.92)	(.05)	(10,334.87)	-