

North End Townhome Condominiums, Inc

Balance Sheet For 6/30/2022

Assets

| | |
|--------------------------------|--------------|
| Mutual of Omaha Bank Operating | \$3,606.13 |
| Mutual of Omaha - Reserve Ac | \$157,251.98 |
| Accounts Receivable | \$4,383.56 |
| Working Capital Reserves - Con | \$2,398.00 |

Total Assets

| | |
|---------------------|----------------------------|
| | <u>\$167,639.67</u> |
| Total Assets | <u><u>\$167,639.67</u></u> |

Liabilities

| | |
|-------------------------------|--------------|
| Accounts Payable | \$17,296.87 |
| 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 | \$15,133.37 |

Total Liabilities\$127,503.98**Equity**

| | |
|-------------------|---------------|
| Net Income | (\$11,109.09) |
| Retained Earnings | \$51,264.78 |
| Bank Charges/Fees | (\$20.00) |

Total Equity\$40,135.69**Total Liabilities / Equity**\$167,639.67

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 6/1/2022 - 6/30/2022

| | 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 | 110,181.06 | 110,181.00 | .06 | 220,362.00 |
| 4100 - Late Fee Income | - | - | - | 45.00 | - | 45.00 | - |
| 4450 - Operating Interest Income | .80 | - | .80 | 6.29 | - | 6.29 | - |
| 4500 - Reserve Income | (3,585.00) | (1,792.50) | (1,792.50) | (10,755.00) | (10,755.00) | - | (21,510.00) |
| Total Income | 14,779.31 | 16,571.00 | (1,791.69) | 99,477.35 | 99,426.00 | 51.35 | 198,852.00 |
| Total Income | 14,779.31 | 16,571.00 | (1,791.69) | 99,477.35 | 99,426.00 | 51.35 | 198,852.00 |
| Operating Expense | | | | | | | |
| Expense | | | | | | | |
| 5000 - Electric | 90.73 | 116.67 | 25.94 | 527.40 | 700.02 | 172.62 | 1,400.00 |
| 5100 - Water - Domestic | - | 2,500.00 | 2,500.00 | 8,374.04 | 15,000.00 | 6,625.96 | 30,000.00 |
| 5150 - Water - Irrigation | - | 358.33 | 358.33 | 390.62 | 2,149.98 | 1,759.36 | 4,300.00 |
| 5400 - Trash Removal | 813.46 | 670.83 | (142.63) | 2,986.37 | 4,024.98 | 1,038.61 | 8,050.00 |
| 6000 - Building Maint. | 6,504.40 | 1,666.67 | (4,837.73) | 15,575.65 | 10,000.02 | (5,575.63) | 20,000.00 |
| 6100 - Roof/Gutter Repairs | - | 66.67 | 66.67 | - | 400.02 | 400.02 | 800.00 |
| 6150 - Painting | - | 750.00 | 750.00 | - | 4,500.00 | 4,500.00 | 9,000.00 |
| 6400 - Pest Control | 145.00 | 41.67 | (103.33) | 670.00 | 250.02 | (419.98) | 500.00 |
| 6500 - Landscape Contract | 1,810.00 | 1,206.67 | (603.33) | 5,430.00 | 7,240.02 | 1,810.02 | 14,480.00 |
| 6525 - Irrigation Repairs | 452.25 | 125.00 | (327.25) | 452.25 | 750.00 | 297.75 | 1,500.00 |
| 6550 - Plants/Trees | - | - | - | 1,389.00 | - | (1,389.00) | - |
| 6570 - Fence Maintenance | 3,150.00 | 208.33 | (2,941.67) | 3,150.00 | 1,249.98 | (1,900.02) | 2,500.00 |
| 6585 - Snow Removal | - | 1,416.67 | 1,416.67 | 20,242.50 | 8,500.02 | (11,742.48) | 17,000.00 |
| 6625 - Asphalt/Concrete Maint | - | 458.33 | 458.33 | - | 2,749.98 | 2,749.98 | 5,500.00 |
| 6750 - Lighting Maintenance | - | 4.17 | 4.17 | - | 25.02 | 25.02 | 50.00 |
| 6800 - Misc Grounds Maint | 200.15 | 666.67 | 466.52 | 7,358.11 | 4,000.02 | (3,358.09) | 8,000.00 |
| 7000 - Management | 1,188.00 | 1,188.00 | - | 5,940.00 | 7,128.00 | 1,188.00 | 14,256.00 |
| 7100 - Administration | 258.55 | 125.00 | (133.55) | 1,048.60 | 750.00 | (298.60) | 1,500.00 |
| 7200 - Insurance | 2,689.00 | 2,718.33 | 29.33 | 16,134.00 | 16,309.98 | 175.98 | 32,620.00 |
| 7300 - Audit/Tax Return | - | 25.00 | 25.00 | - | 150.00 | 150.00 | 300.00 |
| 7450 - Homeowners' Association Dues | 1,833.00 | 1,833.00 | - | 10,998.00 | 10,998.00 | - | 21,996.00 |
| 7500 - Legal | - | 41.67 | 41.67 | 2,346.50 | 250.02 | (2,096.48) | 500.00 |
| 7600 - Miscellaneous | - | 8.33 | 8.33 | - | 49.98 | 49.98 | 100.00 |
| 7700 - Reserve Study | - | 375.00 | 375.00 | - | 2,250.00 | 2,250.00 | 4,500.00 |
| Total Expense | 19,134.54 | 16,571.01 | (2,563.53) | 103,013.04 | 99,426.06 | (3,586.98) | 198,852.00 |
| Total Expense | 19,134.54 | 16,571.01 | (2,563.53) | 103,013.04 | 99,426.06 | (3,586.98) | 198,852.00 |
| Operating Net Total | (4,355.23) | (.01) | (4,355.22) | (3,535.69) | (.06) | (3,535.63) | - |

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 6/1/2022 - 6/30/2022

| | Current Period | | | Year To Date | | | Annual Budget |
|--------------------------------|-------------------|--------------|-----------------|--------------------|--------------|--------------------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Reserve Expense | | | | | | | |
| Expense | | | | | | | |
| 8000 - Reserve Contributions | (3,585.00) | - | 3,585.00 | (10,755.00) | - | 10,755.00 | - |
| 8010 - Reserve Interest Income | (20.11) | - | 20.11 | (119.60) | - | 119.60 | - |
| 8050 - Reserve Expense | - | - | - | 18,448.00 | - | (18,448.00) | - |
| Total Expense | (3,605.11) | - | 3,605.11 | 7,573.40 | - | (7,573.40) | - |
| Total Expense | (3,605.11) | - | 3,605.11 | 7,573.40 | - | (7,573.40) | - |
| Reserve Net Total | 3,605.11 | - | 3,605.11 | (7,573.40) | - | (7,573.40) | - |
| Net Total | (750.12) | (.01) | (750.11) | (11,109.09) | (.06) | (11,109.03) | - |