

North End Townhome Condominiums, Inc

Balance Sheet For 7/31/2022

Assets

Mutual of Omaha Bank Operating	\$6,987.95
Mutual of Omaha - Reserve Ac	\$139,929.34
Accounts Receivable	\$4,803.53
Working Capital Reserves - Con	\$2,398.00

Total Assets**\$154,118.82****Total Assets****\$154,118.82**

Liabilities

Accounts Payable	\$49,930.61
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	\$14,236.84

Total Liabilities**\$159,241.19****Equity**

Net Income	(\$56,367.15)
Retained Earnings	\$51,264.78
Bank Charges/Fees	(\$20.00)

Total Equity**(\$5,122.37)****Total Liabilities / Equity****\$154,118.82**

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 7/1/2022 - 7/31/2022

	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	128,544.57	128,544.50	.07	220,362.00
4100 - Late Fee Income	-	-	-	45.00	-	45.00	-
4450 - Operating Interest Income	.51	-	.51	6.80	-	6.80	-
4500 - Reserve Income	(1,792.50)	(1,792.50)	-	(12,547.50)	(12,547.50)	-	(21,510.00)
Total Income	16,571.52	16,571.00	.52	116,048.87	115,997.00	51.87	198,852.00
Total Income	16,571.52	16,571.00	.52	116,048.87	115,997.00	51.87	198,852.00
Operating Expense							
Expense							
5000 - Electric	108.59	116.67	8.08	635.99	816.69	180.70	1,400.00
5100 - Water - Domestic	1,934.73	2,500.00	565.27	12,286.62	17,500.00	5,213.38	30,000.00
5150 - Water - Irrigation	1,505.61	358.33	(1,147.28)	2,715.42	2,508.31	(207.11)	4,300.00
5400 - Trash Removal	964.35	670.83	(293.52)	3,950.72	4,695.81	745.09	8,050.00
6000 - Building Maint.	-	1,666.67	1,666.67	15,575.65	11,666.69	(3,908.96)	20,000.00
6100 - Roof/Gutter Repairs	-	66.67	66.67	-	466.69	466.69	800.00
6150 - Painting	-	750.00	750.00	-	5,250.00	5,250.00	9,000.00
6400 - Pest Control	-	41.67	41.67	670.00	291.69	(378.31)	500.00
6500 - Landscape Contract	1,922.33	1,206.67	(715.66)	7,352.33	8,446.69	1,094.36	14,480.00
6525 - Irrigation Repairs	482.34	125.00	(357.34)	934.59	875.00	(59.59)	1,500.00
6550 - Plants/Trees	-	-	-	1,389.00	-	(1,389.00)	-
6570 - Fence Maintenance	-	208.33	208.33	3,150.00	1,458.31	(1,691.69)	2,500.00
6585 - Snow Removal	-	1,416.67	1,416.67	20,242.50	9,916.69	(10,325.81)	17,000.00
6625 - Asphalt/Concrete Maint	-	458.33	458.33	-	3,208.31	3,208.31	5,500.00
6750 - Lighting Maintenance	-	4.17	4.17	-	29.19	29.19	50.00
6800 - Misc Grounds Maint	71.40	666.67	595.27	7,429.51	4,666.69	(2,762.82)	8,000.00
7000 - Management	1,188.00	1,188.00	-	7,128.00	8,316.00	1,188.00	14,256.00
7100 - Administration	271.75	125.00	(146.75)	1,320.35	875.00	(445.35)	1,500.00
7200 - Insurance	2,689.00	2,718.33	29.33	18,823.00	19,028.31	205.31	32,620.00
7300 - Audit/Tax Return	-	25.00	25.00	-	175.00	175.00	300.00
7450 - Homeowners' Association Dues	1,833.00	1,833.00	-	12,831.00	12,831.00	-	21,996.00
7500 - Legal	-	41.67	41.67	2,346.50	291.69	(2,054.81)	500.00
7600 - Miscellaneous	-	8.33	8.33	-	58.31	58.31	100.00
7700 - Reserve Study	-	375.00	375.00	-	2,625.00	2,625.00	4,500.00
Total Expense	12,971.10	16,571.01	3,599.91	118,781.18	115,997.07	(2,784.11)	198,852.00
Total Expense	12,971.10	16,571.01	3,599.91	118,781.18	115,997.07	(2,784.11)	198,852.00
Operating Net Total	3,600.42	(.01)	3,600.43	(2,732.31)	(.07)	(2,732.24)	-

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 7/1/2022 - 7/31/2022

	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	(12,547.50)	-	12,547.50	-
8010 - Reserve Interest Income	(44.06)	-	44.06	(163.66)	-	163.66	-
8050 - Reserve Expense	47,898.00	-	(47,898.00)	66,346.00	-	(66,346.00)	-
Total Expense	46,061.44	-	(46,061.44)	53,634.84	-	(53,634.84)	-
Total Expense	46,061.44	-	(46,061.44)	53,634.84	-	(53,634.84)	-
Reserve Net Total	(46,061.44)	-	(46,061.44)	(53,634.84)	-	(53,634.84)	-
Net Total	(42,461.02)	(.01)	(42,461.01)	(56,367.15)	(.07)	(56,367.08)	-