

North End Townhome Condominiums, Inc

Balance Sheet For 8/31/2022

Assets

Mutual of Omaha Bank Operating	\$9,487.10
Mutual of Omaha - Reserve Ac	\$141,766.22
Accounts Receivable	\$4,574.96
Working Capital Reserves - Con	\$2,398.00

Total Assets

\$158,226.28

Total Assets

\$158,226.28

Liabilities

Accounts Payable	\$57,168.92
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	\$13,133.39

Total Liabilities

\$165,376.05

Equity

Net Income	(\$58,394.55)
Retained Earnings	\$51,264.78
Bank Charges/Fees	(\$20.00)

Total Equity

(\$7,149.77)

Total Liabilities / Equity

\$158,226.28

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 8/1/2022 - 8/31/2022

	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	146,908.08	146,908.00	.08	220,362.00
4100 - Late Fee Income	-	-	-	45.00	-	45.00	-
4350 - Working Capital	755.90	-	755.90	755.90	-	755.90	-
4450 - Operating Interest Income	.71	-	.71	7.51	-	7.51	-
4500 - Reserve Income	(1,792.50)	(1,792.50)	-	(14,340.00)	(14,340.00)	-	(21,510.00)
Total Income	17,327.62	16,571.00	756.62	133,376.49	132,568.00	808.49	198,852.00
Total Income	17,327.62	16,571.00	756.62	133,376.49	132,568.00	808.49	198,852.00
Operating Expense							
Expense							
5000 - Electric	136.10	116.67	(19.43)	772.09	933.36	161.27	1,400.00
5100 - Water - Domestic	1,974.77	2,500.00	525.23	14,261.39	20,000.00	5,738.61	30,000.00
5150 - Water - Irrigation	2,052.17	358.33	(1,693.84)	4,767.59	2,866.64	(1,900.95)	4,300.00
5400 - Trash Removal	511.68	670.83	159.15	4,462.40	5,366.64	904.24	8,050.00
6000 - Building Maint.	-	1,666.67	1,666.67	20,569.73	13,333.36	(7,236.37)	20,000.00
6100 - Roof/Gutter Repairs	330.00	66.67	(263.33)	330.00	533.36	203.36	800.00
6150 - Painting	-	750.00	750.00	-	6,000.00	6,000.00	9,000.00
6400 - Pest Control	190.00	41.67	(148.33)	860.00	333.36	(526.64)	500.00
6500 - Landscape Contract	1,893.56	1,206.67	(686.89)	9,245.89	9,653.36	407.47	14,480.00
6525 - Irrigation Repairs	80.92	125.00	44.08	1,015.51	1,000.00	(15.51)	1,500.00
6550 - Plants/Trees	-	-	-	1,389.00	-	(1,389.00)	-
6570 - Fence Maintenance	-	208.33	208.33	3,150.00	1,666.64	(1,483.36)	2,500.00
6585 - Snow Removal	-	1,416.67	1,416.67	20,242.50	11,333.36	(8,909.14)	17,000.00
6625 - Asphalt/Concrete Maint	-	458.33	458.33	-	3,666.64	3,666.64	5,500.00
6750 - Lighting Maintenance	-	4.17	4.17	-	33.36	33.36	50.00
6800 - Misc Grounds Maint	2,343.77	666.67	(1,677.10)	10,606.08	5,333.36	(5,272.72)	8,000.00
7000 - Management	1,188.00	1,188.00	-	8,316.00	9,504.00	1,188.00	14,256.00
7100 - Administration	142.05	125.00	(17.05)	1,462.40	1,000.00	(462.40)	1,500.00
7200 - Insurance	2,689.00	2,718.33	29.33	21,512.00	21,746.64	234.64	32,620.00
7300 - Audit/Tax Return	-	25.00	25.00	-	200.00	200.00	300.00
7450 - Homeowners' Association Dues	1,833.00	1,833.00	-	14,664.00	14,664.00	-	21,996.00
7500 - Legal	-	41.67	41.67	2,346.50	333.36	(2,013.14)	500.00
7600 - Miscellaneous	-	8.33	8.33	-	66.64	66.64	100.00
7700 - Reserve Study	-	375.00	375.00	-	3,000.00	3,000.00	4,500.00
Total Expense	15,365.02	16,571.01	1,205.99	139,973.08	132,568.08	(7,405.00)	198,852.00
Total Expense	15,365.02	16,571.01	1,205.99	139,973.08	132,568.08	(7,405.00)	198,852.00
Operating Net Total	1,962.60	(.01)	1,962.61	(6,596.59)	(.08)	(6,596.51)	-

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 8/1/2022 - 8/31/2022

	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	(14,340.00)	-	14,340.00	-
8010 - Reserve Interest Income	(44.38)	-	44.38	(208.04)	-	208.04	-
8050 - Reserve Expense	-	-	-	66,346.00	-	(66,346.00)	-
Total Expense	(1,836.88)	-	1,836.88	51,797.96	-	(51,797.96)	-
Total Expense	(1,836.88)	-	1,836.88	51,797.96	-	(51,797.96)	-
Reserve Net Total	1,836.88	-	1,836.88	(51,797.96)	-	(51,797.96)	-
Net Total	3,799.48	(.01)	3,799.49	(58,394.55)	(.08)	(58,394.47)	-