

# North End Townhome Condominiums, Inc

Balance Sheet For 9/30/2022

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## Assets

Mutual of Omaha Bank Operating	(\$2,863.86)
Mutual of Omaha - Reserve Ac	\$143,602.20
Accounts Receivable	\$5,450.35
Working Capital Reserves - Con	\$2,398.00

### Total Assets

	<u>\$148,586.69</u>
<b>Total Assets</b>	<b><u>\$148,586.69</u></b>

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## Liabilities

Accounts Payable	\$52,388.39
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	\$14,122.70

### Total Liabilities

**\$161,584.83**

## Equity

Net Income	(\$64,242.92)
Retained Earnings	\$51,264.78
Bank Charges/Fees	(\$20.00)

### Total Equity

**(\$12,998.14)**

**Total Liabilities / Equity**

**\$148,586.69**

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# North End Townhome Condominiums, Inc

## Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
4000 - Assessment Income	18,363.51	18,363.50	.01	165,271.59	165,271.50	.09	220,362.00
4100 - Late Fee Income	-	-	-	45.00	-	45.00	-
4350 - Working Capital	-	-	-	755.90	-	755.90	-
4450 - Operating Interest Income	.70	-	.70	8.21	-	8.21	-
4500 - Reserve Income	(4,481.50)	(1,792.50)	(2,689.00)	(18,821.50)	(16,132.50)	(2,689.00)	(21,510.00)
<b>Total Income</b>	<b>13,882.71</b>	<b>16,571.00</b>	<b>(2,688.29)</b>	<b>147,259.20</b>	<b>149,139.00</b>	<b>(1,879.80)</b>	<b>198,852.00</b>
<b>Total Income</b>	<b>13,882.71</b>	<b>16,571.00</b>	<b>(2,688.29)</b>	<b>147,259.20</b>	<b>149,139.00</b>	<b>(1,879.80)</b>	<b>198,852.00</b>
<b>Operating Expense</b>							
<b>Expense</b>							
5000 - Electric	54.80	116.67	61.87	826.89	1,050.03	223.14	1,400.00
5100 - Water - Domestic	1,956.29	2,500.00	543.71	16,217.68	22,500.00	6,282.32	30,000.00
5150 - Water - Irrigation	1,716.93	358.33	(1,358.60)	6,484.52	3,224.97	(3,259.55)	4,300.00
5400 - Trash Removal	-	670.83	670.83	4,462.40	6,037.47	1,575.07	8,050.00
6000 - Building Maint.	1,373.72	1,666.67	292.95	21,943.45	15,000.03	(6,943.42)	20,000.00
6100 - Roof/Gutter Repairs	763.75	66.67	(697.08)	1,093.75	600.03	(493.72)	800.00
6150 - Painting	-	750.00	750.00	-	6,750.00	6,750.00	9,000.00
6400 - Pest Control	125.00	41.67	(83.33)	985.00	375.03	(609.97)	500.00
6500 - Landscape Contract	1,810.00	1,206.67	(603.33)	11,055.89	10,860.03	(195.86)	14,480.00
6525 - Irrigation Repairs	76.65	125.00	48.35	1,092.16	1,125.00	32.84	1,500.00
6550 - Plants/Trees	-	-	-	1,389.00	-	(1,389.00)	-
6570 - Fence Maintenance	327.50	208.33	(119.17)	3,477.50	1,874.97	(1,602.53)	2,500.00
6585 - Snow Removal	-	1,416.67	1,416.67	20,242.50	12,750.03	(7,492.47)	17,000.00
6625 - Asphalt/Concrete Maint	-	458.33	458.33	-	4,124.97	4,124.97	5,500.00
6750 - Lighting Maintenance	-	4.17	4.17	-	37.53	37.53	50.00
6800 - Misc Grounds Maint	6,715.62	666.67	(6,048.95)	17,321.70	6,000.03	(11,321.67)	8,000.00
7000 - Management	1,188.00	1,188.00	-	9,504.00	10,692.00	1,188.00	14,256.00
7100 - Administration	184.80	125.00	(59.80)	1,647.20	1,125.00	(522.20)	1,500.00
7200 - Insurance	3,041.00	2,718.33	(322.67)	24,553.00	24,464.97	(88.03)	32,620.00
7300 - Audit/Tax Return	400.00	25.00	(375.00)	400.00	225.00	(175.00)	300.00
7450 - Homeowners' Association Dues	1,833.00	1,833.00	-	16,497.00	16,497.00	-	21,996.00
7500 - Legal	-	41.67	41.67	2,346.50	375.03	(1,971.47)	500.00
7600 - Miscellaneous	-	8.33	8.33	-	74.97	74.97	100.00
7700 - Reserve Study	-	375.00	375.00	-	3,375.00	3,375.00	4,500.00
<b>Total Expense</b>	<b>21,567.06</b>	<b>16,571.01</b>	<b>(4,996.05)</b>	<b>161,540.14</b>	<b>149,139.09</b>	<b>(12,401.05)</b>	<b>198,852.00</b>
<b>Total Expense</b>	<b>21,567.06</b>	<b>16,571.01</b>	<b>(4,996.05)</b>	<b>161,540.14</b>	<b>149,139.09</b>	<b>(12,401.05)</b>	<b>198,852.00</b>
<b>Operating Net Total</b>	<b>(7,684.35)</b>	<b>(.01)</b>	<b>(7,684.34)</b>	<b>(14,280.94)</b>	<b>(.09)</b>	<b>(14,280.85)</b>	<b>-</b>

# North End Townhome Condominiums, Inc

## Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
<b>Expense</b>							
8000 - Reserve Contributions	(1,792.50)	-	1,792.50	(16,132.50)	-	16,132.50	-
8010 - Reserve Interest Income	(43.48)	-	43.48	(251.52)	-	251.52	-
8050 - Reserve Expense	-	-	-	66,346.00	-	(66,346.00)	-
<b>Total Expense</b>	<b>(1,835.98)</b>	<b>-</b>	<b>1,835.98</b>	<b>49,961.98</b>	<b>-</b>	<b>(49,961.98)</b>	<b>-</b>
<b>Total Expense</b>	<b>(1,835.98)</b>	<b>-</b>	<b>1,835.98</b>	<b>49,961.98</b>	<b>-</b>	<b>(49,961.98)</b>	<b>-</b>
<b>Reserve Net Total</b>	<b>1,835.98</b>	<b>-</b>	<b>1,835.98</b>	<b>(49,961.98)</b>	<b>-</b>	<b>(49,961.98)</b>	<b>-</b>
<b>Net Total</b>	<b>(5,848.37)</b>	<b>(.01)</b>	<b>(5,848.36)</b>	<b>(64,242.92)</b>	<b>(.09)</b>	<b>(64,242.83)</b>	<b>-</b>