

# North End Townhome Condominiums, Inc

## Balance Sheet For 10/31/2022

### Assets

Mutual of Omaha Bank Operating	(\$7,672.16)
Mutual of Omaha - Reserve Ac	\$145,440.14
Accounts Receivable	\$6,063.44
Working Capital Reserves - Con	\$2,398.00

### Total Assets

	<u>\$146,229.42</u>
<b>Total Assets</b>	<b><u>\$146,229.42</u></b>

### Liabilities

Accounts Payable	\$52,323.77
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	\$11,737.42

### Total Liabilities

**\$159,134.93**

### Equity

Net Income	(\$64,150.29)
Retained Earnings	\$51,264.78
Bank Charges/Fees	(\$20.00)

### Total Equity

**(\$12,905.51)**

### Total Liabilities / Equity

**\$146,229.42**

# North End Townhome Condominiums, Inc

## Statement of Revenues and Expenses 10/1/2022 - 10/31/2022

	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	183,635.10	183,635.00	.10	220,362.00
4100 - Late Fee Income	-	-	-	45.00	-	45.00	-
4350 - Working Capital	-	-	-	755.90	-	755.90	-
4450 - Operating Interest Income	.32	-	.32	8.53	-	8.53	-
4500 - Reserve Income	(1,792.50)	(1,792.50)	-	(20,614.00)	(17,925.00)	(2,689.00)	(21,510.00)
<b>Total Income</b>	<b>16,571.33</b>	<b>16,571.00</b>	<b>.33</b>	<b>163,830.53</b>	<b>165,710.00</b>	<b>(1,879.47)</b>	<b>198,852.00</b>
<b>Total Income</b>	<b>16,571.33</b>	<b>16,571.00</b>	<b>.33</b>	<b>163,830.53</b>	<b>165,710.00</b>	<b>(1,879.47)</b>	<b>198,852.00</b>
<b>Operating Expense</b>							
<b>Expense</b>							
5000 - Electric	145.81	116.67	(29.14)	972.70	1,166.70	194.00	1,400.00
5100 - Water - Domestic	1,950.13	2,500.00	549.87	18,167.81	25,000.00	6,832.19	30,000.00
5150 - Water - Irrigation	1,424.61	358.33	(1,066.28)	7,909.13	3,583.30	(4,325.83)	4,300.00
5400 - Trash Removal	663.98	670.83	6.85	5,638.06	6,708.30	1,070.24	8,050.00
6000 - Building Maint.	1,686.29	1,666.67	(19.62)	23,629.74	16,666.70	(6,963.04)	20,000.00
6100 - Roof/Gutter Repairs	-	66.67	66.67	1,093.75	666.70	(427.05)	800.00
6150 - Painting	-	750.00	750.00	-	7,500.00	7,500.00	9,000.00
6200 - Concrete	3,420.00	-	(3,420.00)	3,420.00	-	(3,420.00)	-
6400 - Pest Control	195.00	41.67	(153.33)	1,180.00	416.70	(763.30)	500.00
6500 - Landscape Contract	1,810.00	1,206.67	(603.33)	12,865.89	12,066.70	(799.19)	14,480.00
6525 - Irrigation Repairs	-	125.00	125.00	1,092.16	1,250.00	157.84	1,500.00
6550 - Plants/Trees	-	-	-	1,389.00	-	(1,389.00)	-
6570 - Fence Maintenance	-	208.33	208.33	3,477.50	2,083.30	(1,394.20)	2,500.00
6585 - Snow Removal	-	1,416.67	1,416.67	20,242.50	14,166.70	(6,075.80)	17,000.00
6625 - Asphalt/Concrete Maint	-	458.33	458.33	-	4,583.30	4,583.30	5,500.00
6750 - Lighting Maintenance	-	4.17	4.17	-	41.70	41.70	50.00
6800 - Misc Grounds Maint	678.29	666.67	(11.62)	17,999.99	6,666.70	(11,333.29)	8,000.00
7000 - Management	1,188.00	1,188.00	-	10,692.00	11,880.00	1,188.00	14,256.00
7100 - Administration	120.85	125.00	4.15	1,768.05	1,250.00	(518.05)	1,500.00
7200 - Insurance	2,689.00	2,718.33	29.33	27,242.00	27,183.30	(58.70)	32,620.00
7300 - Audit/Tax Return	-	25.00	25.00	400.00	250.00	(150.00)	300.00
7450 - Homeowners' Association Dues	1,833.00	1,833.00	-	18,330.00	18,330.00	-	21,996.00
7500 - Legal	-	41.67	41.67	2,346.50	416.70	(1,929.80)	500.00
7600 - Miscellaneous	-	8.33	8.33	-	83.30	83.30	100.00
7700 - Reserve Study	-	375.00	375.00	-	3,750.00	3,750.00	4,500.00
<b>Total Expense</b>	<b>17,804.96</b>	<b>16,571.01</b>	<b>(1,233.95)</b>	<b>179,856.78</b>	<b>165,710.10</b>	<b>(14,146.68)</b>	<b>198,852.00</b>
<b>Total Expense</b>	<b>17,804.96</b>	<b>16,571.01</b>	<b>(1,233.95)</b>	<b>179,856.78</b>	<b>165,710.10</b>	<b>(14,146.68)</b>	<b>198,852.00</b>
<b>Operating Net Total</b>	<b>(1,233.63)</b>	<b>(.01)</b>	<b>(1,233.62)</b>	<b>(16,026.25)</b>	<b>(.10)</b>	<b>(16,026.15)</b>	<b>-</b>

# North End Townhome Condominiums, Inc

## Statement of Revenues and Expenses 10/1/2022 - 10/31/2022

	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	(17,925.00)	-	17,925.00	-
8010 - Reserve Interest Income	(45.44)	-	45.44	(296.96)	-	296.96	-
8050 - Reserve Expense	-	-	-	66,346.00	-	(66,346.00)	-
<b>Total Expense</b>	<b>(1,837.94)</b>	<b>-</b>	<b>1,837.94</b>	<b>48,124.04</b>	<b>-</b>	<b>(48,124.04)</b>	<b>-</b>
<b>Total Expense</b>	<b>(1,837.94)</b>	<b>-</b>	<b>1,837.94</b>	<b>48,124.04</b>	<b>-</b>	<b>(48,124.04)</b>	<b>-</b>
<b>Reserve Net Total</b>	<b>1,837.94</b>	<b>-</b>	<b>1,837.94</b>	<b>(48,124.04)</b>	<b>-</b>	<b>(48,124.04)</b>	<b>-</b>
<b>Net Total</b>	<b>604.31</b>	<b>(.01)</b>	<b>604.32</b>	<b>(64,150.29)</b>	<b>(.10)</b>	<b>(64,150.19)</b>	<b>-</b>