

# North End Townhome Condominiums, Inc

Balance Sheet For 12/31/2022

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**Assets**

Mutual of Omaha Bank Operating	\$11,093.06
Mutual of Omaha - Reserve Ac	\$149,045.20
Accounts Receivable	\$6,931.00
Working Capital Reserves - Con	\$2,398.00

**Total Assets**

	<u>\$169,467.26</u>
<b>Total Assets</b>	<u><u>\$169,467.26</u></u>

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**Liabilities**

Accounts Payable	\$44,416.66
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	\$12,858.25
Suspense	\$369.88

**Total Liabilities**

**\$152,718.53**

**Equity**

Net Income	(\$34,496.05)
Retained Earnings	\$51,264.78
Bank Charges/Fees	(\$20.00)

**Total Equity**

**\$16,748.73**

**Total Liabilities / Equity**

\$169,467.26

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# North End Townhome Condominiums, Inc

## Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	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	220,362.12	220,362.00	.12	220,362.00
4100 - Late Fee Income	-	-	-	45.00	-	45.00	-
4350 - Working Capital	-	-	-	755.90	-	755.90	-
4450 - Operating Interest Income	.37	-	.37	9.28	-	9.28	-
4500 - Reserve Income	(1,792.50)	(1,792.50)	-	(24,199.00)	(21,510.00)	(2,689.00)	(21,510.00)
<b>Total Income</b>	<b>16,571.38</b>	<b>16,571.00</b>	<b>.38</b>	<b>196,973.30</b>	<b>198,852.00</b>	<b>(1,878.70)</b>	<b>198,852.00</b>
<b>Total Income</b>	<b>16,571.38</b>	<b>16,571.00</b>	<b>.38</b>	<b>196,973.30</b>	<b>198,852.00</b>	<b>(1,878.70)</b>	<b>198,852.00</b>
<b>Operating Expense</b>							
<b>Expense</b>							
5000 - Electric	86.53	116.63	30.10	1,113.96	1,400.00	286.04	1,400.00
5100 - Water - Domestic	2,042.53	2,500.00	457.47	22,138.91	30,000.00	7,861.09	30,000.00
5150 - Water - Irrigation	31.98	358.37	326.39	7,973.09	4,300.00	(3,673.09)	4,300.00
5400 - Trash Removal	495.69	670.87	175.18	6,797.73	8,050.00	1,252.27	8,050.00
6000 - Building Maint.	31.39	1,666.63	1,635.24	23,661.13	20,000.00	(3,661.13)	20,000.00
6100 - Roof/Gutter Repairs	-	66.63	66.63	1,093.75	800.00	(293.75)	800.00
6150 - Painting	-	750.00	750.00	-	9,000.00	9,000.00	9,000.00
6200 - Concrete	-	-	-	3,420.00	-	(3,420.00)	-
6400 - Pest Control	-	41.63	41.63	1,180.00	500.00	(680.00)	500.00
6500 - Landscape Contract	-	1,206.63	1,206.63	14,675.89	14,480.00	(195.89)	14,480.00
6525 - Irrigation Repairs	-	125.00	125.00	1,092.16	1,500.00	407.84	1,500.00
6550 - Plants/Trees	-	-	-	1,389.00	-	(1,389.00)	-
6570 - Fence Maintenance	-	208.37	208.37	3,477.50	2,500.00	(977.50)	2,500.00
6585 - Snow Removal	-	1,416.63	1,416.63	22,773.50	17,000.00	(5,773.50)	17,000.00
6625 - Asphalt/Concrete Maint	2,360.00	458.37	(1,901.63)	2,360.00	5,500.00	3,140.00	5,500.00
6750 - Lighting Maintenance	-	4.13	4.13	-	50.00	50.00	50.00
6800 - Misc Grounds Maint	-	666.63	666.63	18,033.84	8,000.00	(10,033.84)	8,000.00
7000 - Management	1,188.00	1,188.00	-	13,068.00	14,256.00	1,188.00	14,256.00
7100 - Administration	273.56	125.00	(148.56)	2,319.51	1,500.00	(819.51)	1,500.00
7200 - Insurance	3,308.91	2,718.37	(590.54)	34,863.90	32,620.00	(2,243.90)	32,620.00
7300 - Audit/Tax Return	-	25.00	25.00	400.00	300.00	(100.00)	300.00
7450 - Homeowners' Association Dues	1,833.00	1,833.00	-	21,996.00	21,996.00	-	21,996.00
7500 - Legal	-	41.63	41.63	2,346.50	500.00	(1,846.50)	500.00
7600 - Miscellaneous	-	8.37	8.37	-	100.00	100.00	100.00
7700 - Reserve Study	-	375.00	375.00	-	4,500.00	4,500.00	4,500.00
<b>Total Expense</b>	<b>11,651.59</b>	<b>16,570.89</b>	<b>4,919.30</b>	<b>206,174.37</b>	<b>198,852.00</b>	<b>(7,322.37)</b>	<b>198,852.00</b>
<b>Total Expense</b>	<b>11,651.59</b>	<b>16,570.89</b>	<b>4,919.30</b>	<b>206,174.37</b>	<b>198,852.00</b>	<b>(7,322.37)</b>	<b>198,852.00</b>
<b>Operating Net Total</b>	<b>4,919.79</b>	<b>.11</b>	<b>4,919.68</b>	<b>(9,201.07)</b>	<b>-</b>	<b>(9,201.07)</b>	<b>-</b>

# North End Townhome Condominiums, Inc

## Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Expense</b>							
8005 - Reserve Miscellaneous Income	19,159.20	-	19,159.20	19,159.20	-	19,159.20	-
<b>Total Expense</b>	<b>19,159.20</b>	<b>-</b>	<b>19,159.20</b>	<b>19,159.20</b>	<b>-</b>	<b>19,159.20</b>	<b>-</b>
<b>Total Income</b>	<b>19,159.20</b>	<b>-</b>	<b>19,159.20</b>	<b>19,159.20</b>	<b>-</b>	<b>19,159.20</b>	<b>-</b>
<b>Reserve Expense</b>							
<b>Expense</b>							
8000 - Reserve Contributions	(1,792.50)	-	1,792.50	(21,510.00)	-	21,510.00	-
8010 - Reserve Interest Income	(43.06)	-	43.06	(381.82)	-	381.82	-
8050 - Reserve Expense	-	-	-	66,346.00	-	(66,346.00)	-
<b>Total Expense</b>	<b>(1,835.56)</b>	<b>-</b>	<b>1,835.56</b>	<b>44,454.18</b>	<b>-</b>	<b>(44,454.18)</b>	<b>-</b>
<b>Total Expense</b>	<b>(1,835.56)</b>	<b>-</b>	<b>1,835.56</b>	<b>44,454.18</b>	<b>-</b>	<b>(44,454.18)</b>	<b>-</b>
<b>Reserve Net Total</b>	<b>20,994.76</b>	<b>-</b>	<b>20,994.76</b>	<b>(25,294.98)</b>	<b>-</b>	<b>(25,294.98)</b>	<b>-</b>
<b>Net Total</b>	<b>25,914.55</b>	<b>.11</b>	<b>25,914.44</b>	<b>(34,496.05)</b>	<b>-</b>	<b>(34,496.05)</b>	<b>-</b>