

North End Townhome Condominiums, Inc

Balance Sheet For 1/31/2023

Assets

Mutual of Omaha Bank Operating	\$30,047.01
Mutual of Omaha - Reserve Ac	\$151,089.66
Accounts Receivable	\$446.27
Working Capital Reserves - Con	\$2,398.00

Total Assets

Total Assets	\$183,980.94
	\$183,980.94

Liabilities

Accounts Payable	\$41,473.21
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	\$27,944.15
Suspense	\$369.88

Total Liabilities

\$164,860.98

Equity

Net Income	\$2,371.23
Retained Earnings	\$16,768.73
Bank Charges/Fees	(\$20.00)

Total Equity

\$19,119.96

Total Liabilities / Equity

\$183,980.94

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 1/1/2023 - 1/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	19,625.13	19,652.15	(27.02)	19,625.13	19,652.15	(27.02)	235,825.80
4100 - Late Fee Income	15.00	-	15.00	15.00	-	15.00	-
4450 - Operating Interest Income	1.55	-	1.55	1.55	-	1.55	-
4500 - Reserve Income	(2,000.00)	(2,000.00)	-	(2,000.00)	(2,000.00)	-	(24,000.00)
Total Income	17,641.68	17,652.15	(10.47)	17,641.68	17,652.15	(10.47)	211,825.80
Total Income	17,641.68	17,652.15	(10.47)	17,641.68	17,652.15	(10.47)	211,825.80
Operating Expense							
Expense							
5000 - Electric	73.27	116.67	43.40	73.27	116.67	43.40	1,400.00
5100 - Water - Domestic	1,971.69	2,000.00	28.31	1,971.69	2,000.00	28.31	24,000.00
5150 - Water - Irrigation	31.98	750.00	718.02	31.98	750.00	718.02	9,000.00
5400 - Trash Removal	500.34	541.67	41.33	500.34	541.67	41.33	6,500.00
6000 - Building Maint.	-	2,083.33	2,083.33	-	2,083.33	2,083.33	25,000.00
6100 - Roof/Gutter Repairs	-	75.00	75.00	-	75.00	75.00	900.00
6150 - Painting	-	83.33	83.33	-	83.33	83.33	1,000.00
6400 - Pest Control	-	83.33	83.33	-	83.33	83.33	1,000.00
6500 - Landscape Contract	-	1,346.33	1,346.33	-	1,346.33	1,346.33	16,156.00
6525 - Irrigation Repairs	-	125.00	125.00	-	125.00	125.00	1,500.00
6570 - Fence Maintenance	-	41.67	41.67	-	41.67	41.67	500.00
6585 - Snow Removal	6,018.08	1,666.67	(4,351.41)	6,018.08	1,666.67	(4,351.41)	20,000.00
6625 - Asphalt/Concrete Maint	-	458.33	458.33	-	458.33	458.33	5,500.00
6750 - Lighting Maintenance	-	4.17	4.17	-	4.17	4.17	50.00
6800 - Misc Grounds Maint	-	1,250.00	1,250.00	-	1,250.00	1,250.00	15,000.00
7000 - Management	1,247.40	1,247.40	-	1,247.40	1,247.40	-	14,968.80
7100 - Administration	215.24	183.33	(31.91)	215.24	183.33	(31.91)	2,200.00
7200 - Insurance	3,308.91	3,421.92	113.01	3,308.91	3,421.92	113.01	41,063.00
7300 - Audit/Tax Return	-	33.33	33.33	-	33.33	33.33	400.00
7450 - Homeowners' Association Dues	3,948.00	1,974.00	(1,974.00)	3,948.00	1,974.00	(1,974.00)	23,688.00
7500 - Legal	-	83.33	83.33	-	83.33	83.33	1,000.00
7600 - Miscellaneous	-	83.33	83.33	-	83.33	83.33	1,000.00
Total Expense	17,314.91	17,652.14	337.23	17,314.91	17,652.14	337.23	211,825.80
Total Expense	17,314.91	17,652.14	337.23	17,314.91	17,652.14	337.23	211,825.80
Operating Net Total	326.77	.01	326.76	326.77	.01	326.76	-

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Statement of Revenues and Expenses 1/1/2023 - 1/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
Expense							
8000 - Reserve Contributions	(2,000.00)	-	2,000.00	(2,000.00)	-	2,000.00	-
8010 - Reserve Interest Income	(44.46)	-	44.46	(44.46)	-	44.46	-
Total Expense	(2,044.46)	-	2,044.46	(2,044.46)	-	2,044.46	-
Total Expense	(2,044.46)	-	2,044.46	(2,044.46)	-	2,044.46	-
Reserve Net Total	2,044.46	-	2,044.46	2,044.46	-	2,044.46	-
Net Total	2,371.23	.01	2,371.22	2,371.23	.01	2,371.22	-