

# North End Townhome Condominiums, Inc

## Balance Sheet For 2/28/2023

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**Assets**

|                                |              |
|--------------------------------|--------------|
| Mutual of Omaha Bank Operating | \$35,121.96  |
| Mutual of Omaha - Reserve Ac   | \$147,581.91 |
| Accounts Receivable            | \$473.30     |
| Working Capital Reserves - Con | \$2,398.00   |

**Total Assets**

|                     |                            |
|---------------------|----------------------------|
|                     | <u>\$185,575.17</u>        |
| <b>Total Assets</b> | <u><u>\$185,575.17</u></u> |

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**Liabilities**

|                               |              |
|-------------------------------|--------------|
| Accounts Payable              | \$41,506.33  |
| 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           | \$25,308.88  |
| Suspense                      | \$369.88     |

**Total Liabilities**\$162,258.83**Equity**

|                       |              |
|-----------------------|--------------|
| Net Income            | \$9,115.11   |
| Retained Earnings     | \$16,768.73  |
| Professional Services | (\$2,547.50) |
| Bank Charges/Fees     | (\$20.00)    |

**Total Equity**\$23,316.34**Total Liabilities / Equity**\$185,575.17

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# North End Townhome Condominiums, Inc

## Statement of Revenues and Expenses 2/1/2023 - 2/28/2023

|                                     | Current Period   |                  |                  | Year To Date     |                  |                  | Annual Budget     |
|-------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
|                                     | Actual           | Budget           | Variance         | Actual           | Budget           | Variance         |                   |
| <b>Operating Income</b>             |                  |                  |                  |                  |                  |                  |                   |
| <b>Income</b>                       |                  |                  |                  |                  |                  |                  |                   |
| 4000 - Assessment Income            | 19,625.13        | 19,652.15        | (27.02)          | 39,250.26        | 39,304.30        | (54.04)          | 235,825.80        |
| 4100 - Late Fee Income              | 15.00            | -                | 15.00            | 30.00            | -                | 30.00            | -                 |
| 4450 - Operating Interest Income    | 1.49             | -                | 1.49             | 3.04             | -                | 3.04             | -                 |
| 4500 - Reserve Income               | (2,000.00)       | (2,000.00)       | -                | (4,000.00)       | (4,000.00)       | -                | (24,000.00)       |
| <b>Total Income</b>                 | <b>17,641.62</b> | <b>17,652.15</b> | <b>(10.53)</b>   | <b>35,283.30</b> | <b>35,304.30</b> | <b>(21.00)</b>   | <b>211,825.80</b> |
| <b>Total Income</b>                 | <b>17,641.62</b> | <b>17,652.15</b> | <b>(10.53)</b>   | <b>35,283.30</b> | <b>35,304.30</b> | <b>(21.00)</b>   | <b>211,825.80</b> |
| <b>Operating Expense</b>            |                  |                  |                  |                  |                  |                  |                   |
| <b>Expense</b>                      |                  |                  |                  |                  |                  |                  |                   |
| 5000 - Electric                     | 77.49            | 116.67           | 39.18            | 150.76           | 233.34           | 82.58            | 1,400.00          |
| 5100 - Water - Domestic             | 2,017.89         | 2,000.00         | (17.89)          | 3,989.58         | 4,000.00         | 10.42            | 24,000.00         |
| 5150 - Water - Irrigation           | 31.98            | 750.00           | 718.02           | 63.96            | 1,500.00         | 1,436.04         | 9,000.00          |
| 5400 - Trash Removal                | 525.45           | 541.67           | 16.22            | 1,025.79         | 1,083.34         | 57.55            | 6,500.00          |
| 6000 - Building Maint.              | (5,547.30)       | 2,083.33         | 7,630.63         | (5,547.30)       | 4,166.66         | 9,713.96         | 25,000.00         |
| 6100 - Roof/Gutter Repairs          | -                | 75.00            | 75.00            | -                | 150.00           | 150.00           | 900.00            |
| 6150 - Painting                     | -                | 83.33            | 83.33            | -                | 166.66           | 166.66           | 1,000.00          |
| 6400 - Pest Control                 | -                | 83.33            | 83.33            | -                | 166.66           | 166.66           | 1,000.00          |
| 6500 - Landscape Contract           | -                | 1,346.33         | 1,346.33         | -                | 2,692.66         | 2,692.66         | 16,156.00         |
| 6525 - Irrigation Repairs           | -                | 125.00           | 125.00           | -                | 250.00           | 250.00           | 1,500.00          |
| 6570 - Fence Maintenance            | -                | 41.67            | 41.67            | -                | 83.34            | 83.34            | 500.00            |
| 6585 - Snow Removal                 | -                | 1,666.67         | 1,666.67         | 6,018.08         | 3,333.34         | (2,684.74)       | 20,000.00         |
| 6625 - Asphalt/Concrete Maint       | -                | 458.33           | 458.33           | -                | 916.66           | 916.66           | 5,500.00          |
| 6750 - Lighting Maintenance         | -                | 4.17             | 4.17             | -                | 8.34             | 8.34             | 50.00             |
| 6800 - Misc Grounds Maint           | -                | 1,250.00         | 1,250.00         | -                | 2,500.00         | 2,500.00         | 15,000.00         |
| 7000 - Management                   | 1,247.40         | 1,247.40         | -                | 2,494.80         | 2,494.80         | -                | 14,968.80         |
| 7100 - Administration               | 180.87           | 183.33           | 2.46             | 396.11           | 366.66           | (29.45)          | 2,200.00          |
| 7200 - Insurance                    | 3,308.91         | 3,421.92         | 113.01           | 6,617.82         | 6,843.84         | 226.02           | 41,063.00         |
| 7300 - Audit/Tax Return             | -                | 33.33            | 33.33            | -                | 66.66            | 66.66            | 400.00            |
| 7450 - Homeowners' Association Dues | -                | 1,974.00         | 1,974.00         | 3,948.00         | 3,948.00         | -                | 23,688.00         |
| 7500 - Legal                        | -                | 83.33            | 83.33            | -                | 166.66           | 166.66           | 1,000.00          |
| 7600 - Miscellaneous                | -                | 83.33            | 83.33            | -                | 166.66           | 166.66           | 1,000.00          |
| <b>Total Expense</b>                | <b>1,842.69</b>  | <b>17,652.14</b> | <b>15,809.45</b> | <b>19,157.60</b> | <b>35,304.28</b> | <b>16,146.68</b> | <b>211,825.80</b> |
| <b>Total Expense</b>                | <b>1,842.69</b>  | <b>17,652.14</b> | <b>15,809.45</b> | <b>19,157.60</b> | <b>35,304.28</b> | <b>16,146.68</b> | <b>211,825.80</b> |
| <b>Operating Net Total</b>          | <b>15,798.93</b> | <b>.01</b>       | <b>15,798.92</b> | <b>16,125.70</b> | <b>.02</b>       | <b>16,125.68</b> | <b>-</b>          |

# North End Townhome Condominiums, Inc

## Statement of Revenues and Expenses 2/1/2023 - 2/28/2023

|                                | Current Period    |            |                   | Year To Date      |            |                   | Annual<br>Budget |
|--------------------------------|-------------------|------------|-------------------|-------------------|------------|-------------------|------------------|
|                                | Actual            | Budget     | Variance          | Actual            | Budget     | Variance          |                  |
| <b>Reserve Expense</b>         |                   |            |                   |                   |            |                   |                  |
| <b>Expense</b>                 |                   |            |                   |                   |            |                   |                  |
| 8000 - Reserve Contributions   | (2,000.00)        | -          | 2,000.00          | (4,000.00)        | -          | 4,000.00          | -                |
| 8010 - Reserve Interest Income | (39.55)           | -          | 39.55             | (84.01)           | -          | 84.01             | -                |
| 8050 - Reserve Expense         | 11,094.60         | -          | (11,094.60)       | 11,094.60         | -          | (11,094.60)       | -                |
| <b>Total Expense</b>           | <b>9,055.05</b>   | <b>-</b>   | <b>(9,055.05)</b> | <b>7,010.59</b>   | <b>-</b>   | <b>(7,010.59)</b> | <b>-</b>         |
| <b>Total Expense</b>           | <b>9,055.05</b>   | <b>-</b>   | <b>(9,055.05)</b> | <b>7,010.59</b>   | <b>-</b>   | <b>(7,010.59)</b> | <b>-</b>         |
| <b>Reserve Net Total</b>       | <b>(9,055.05)</b> | <b>-</b>   | <b>(9,055.05)</b> | <b>(7,010.59)</b> | <b>-</b>   | <b>(7,010.59)</b> | <b>-</b>         |
| <b>Net Total</b>               | <b>6,743.88</b>   | <b>.01</b> | <b>6,743.87</b>   | <b>9,115.11</b>   | <b>.02</b> | <b>9,115.09</b>   | <b>-</b>         |