

# North End Townhome Condominums, Inc

## Balance Sheet For 3/31/2023

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### Assets

Mutual of Omaha Bank Operating	\$37,760.46
Mutual of Omaha - Reserve Ac	\$149,625.82
Accounts Receivable	\$538.03
Working Capital Reserves - Con	\$2,398.00

### Total Assets

	<u>\$190,322.31</u>
<b>Total Assets</b>	<b><u><u>\$190,322.31</u></u></b>

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### Liabilities

Accounts Payable	\$44,145.06
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	\$25,852.36
Suspense	\$369.88

### Total Liabilities

**\$165,441.04**

### Equity

Net Income	\$11,381.91
Retained Earnings	\$16,066.86
Professional Services	(\$2,547.50)
Bank Charges/Fees	(\$20.00)

### Total Equity

**\$24,881.27**

**Total Liabilities / Equity**

**\$190,322.31**

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# North End Townhome Condominums, Inc

## Statement of Revenues and Expenses 3/1/2023 - 3/31/2023

	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)	58,875.39	58,956.45	(81.06)	235,825.80
4100 - Late Fee Income	15.00	-	15.00	45.00	-	45.00	-
4350 - Working Capital	878.70	-	878.70	878.70	-	878.70	-
4450 - Operating Interest Income	1.82	-	1.82	4.86	-	4.86	-
4500 - Reserve Income	(2,000.00)	(2,000.00)	-	(6,000.00)	(6,000.00)	-	(24,000.00)
<b>Total Income</b>	<b>18,520.65</b>	<b>17,652.15</b>	<b>868.50</b>	<b>53,803.95</b>	<b>52,956.45</b>	<b>847.50</b>	<b>211,825.80</b>
<b>Total Income</b>	<b>18,520.65</b>	<b>17,652.15</b>	<b>868.50</b>	<b>53,803.95</b>	<b>52,956.45</b>	<b>847.50</b>	<b>211,825.80</b>
<b>Operating Expense</b>							
<b>Expense</b>							
5000 - Electric	156.51	116.67	(39.84)	307.27	350.01	42.74	1,400.00
5100 - Water - Domestic	1,940.89	2,000.00	59.11	5,930.47	6,000.00	69.53	24,000.00
5150 - Water - Irrigation	31.98	750.00	718.02	95.94	2,250.00	2,154.06	9,000.00
5400 - Trash Removal	763.87	541.67	(222.20)	1,789.66	1,625.01	(164.65)	6,500.00
6000 - Building Maint.	1,185.04	2,083.33	898.29	(4,362.26)	6,249.99	10,612.25	25,000.00
6100 - Roof/Gutter Repairs	-	75.00	75.00	-	225.00	225.00	900.00
6150 - Painting	-	83.33	83.33	-	249.99	249.99	1,000.00
6400 - Pest Control	95.00	83.33	(11.67)	95.00	249.99	154.99	1,000.00
6500 - Landscape Contract	-	1,346.33	1,346.33	-	4,038.99	4,038.99	16,156.00
6525 - Irrigation Repairs	-	125.00	125.00	-	375.00	375.00	1,500.00
6570 - Fence Maintenance	-	41.67	41.67	-	125.01	125.01	500.00
6585 - Snow Removal	1,200.00	1,666.67	466.67	10,323.08	5,000.01	(5,323.07)	20,000.00
6625 - Asphalt/Concrete Maint	-	458.33	458.33	-	1,374.99	1,374.99	5,500.00
6750 - Lighting Maintenance	-	4.17	4.17	-	12.51	12.51	50.00
6800 - Misc Grounds Maint	-	1,250.00	1,250.00	-	3,750.00	3,750.00	15,000.00
7000 - Management	1,247.40	1,247.40	-	3,742.20	3,742.20	-	14,968.80
7100 - Administration	242.80	183.33	(59.47)	638.91	549.99	(88.92)	2,200.00
7200 - Insurance	3,308.91	3,421.92	113.01	9,926.73	10,265.76	339.03	41,063.00
7300 - Audit/Tax Return	-	33.33	33.33	-	99.99	99.99	400.00
7450 - Homeowners' Association Dues	1,974.00	1,974.00	-	5,922.00	5,922.00	-	23,688.00
7500 - Legal	46.36	83.33	36.97	46.36	249.99	203.63	1,000.00
7580 - HB1137 Compliance	3,000.00	-	(3,000.00)	3,000.00	-	(3,000.00)	-
7600 - Miscellaneous	-	83.33	83.33	-	249.99	249.99	1,000.00
<b>Total Expense</b>	<b>15,192.76</b>	<b>17,652.14</b>	<b>2,459.38</b>	<b>37,455.36</b>	<b>52,956.42</b>	<b>15,501.06</b>	<b>211,825.80</b>
<b>Total Expense</b>	<b>15,192.76</b>	<b>17,652.14</b>	<b>2,459.38</b>	<b>37,455.36</b>	<b>52,956.42</b>	<b>15,501.06</b>	<b>211,825.80</b>
<b>Operating Net Total</b>	<b>3,327.89</b>	<b>.01</b>	<b>3,327.88</b>	<b>16,348.59</b>	<b>.03</b>	<b>16,348.56</b>	<b>-</b>

# North End Townhome Condominums, Inc

## Statement of Revenues and Expenses 3/1/2023 - 3/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Expense</b>							
<b>Expense</b>							
8000 - Reserve Contributions	(2,000.00)	-	2,000.00	(6,000.00)	-	6,000.00	-
8010 - Reserve Interest Income	(43.91)	-	43.91	(127.92)	-	127.92	-
8050 - Reserve Expense	-	-	-	11,094.60	-	(11,094.60)	-
<b>Total Expense</b>	<b>(2,043.91)</b>	<b>-</b>	<b>2,043.91</b>	<b>4,966.68</b>	<b>-</b>	<b>(4,966.68)</b>	<b>-</b>
<b>Total Expense</b>	<b>(2,043.91)</b>	<b>-</b>	<b>2,043.91</b>	<b>4,966.68</b>	<b>-</b>	<b>(4,966.68)</b>	<b>-</b>
<b>Reserve Net Total</b>	<b>2,043.91</b>	<b>-</b>	<b>2,043.91</b>	<b>(4,966.68)</b>	<b>-</b>	<b>(4,966.68)</b>	<b>-</b>
<b>Net Total</b>	<b>5,371.80</b>	<b>.01</b>	<b>5,371.79</b>	<b>11,381.91</b>	<b>.03</b>	<b>11,381.88</b>	<b>-</b>