

North End Townhome Condominums, Inc

Balance Sheet For 4/30/2023

Assets

Mutual of Omaha Bank Operating	\$41,248.05
Mutual of Omaha - Reserve Ac	\$151,668.93
Accounts Receivable	\$544.35
Working Capital Reserves - Con	\$2,398.00

Total Assets

	<u>\$195,859.33</u>
Total Assets	<u><u>\$195,859.33</u></u>

Liabilities

Accounts Payable	\$49,995.69
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	\$22,654.61
Suspense	\$369.88

Total Liabilities\$168,093.92**Equity**

Net Income	\$18,298.55
Retained Earnings	\$16,066.86
Professional Services	(\$6,580.00)
Bank Charges/Fees	(\$20.00)

Total Equity\$27,765.41**Total Liabilities / Equity**\$195,859.33

North End Townhome Condominums, Inc

Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	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)	78,500.52	78,608.60	(108.08)	235,825.80
4100 - Late Fee Income	30.00	-	30.00	75.00	-	75.00	-
4350 - Working Capital	752.50	-	752.50	1,631.20	-	1,631.20	-
4450 - Operating Interest Income	1.81	-	1.81	6.67	-	6.67	-
4500 - Reserve Income	(2,000.00)	(2,000.00)	-	(8,000.00)	(8,000.00)	-	(24,000.00)
Total Income	18,409.44	17,652.15	757.29	72,213.39	70,608.60	1,604.79	211,825.80
Total Income	18,409.44	17,652.15	757.29	72,213.39	70,608.60	1,604.79	211,825.80
Operating Expense							
Expense							
5000 - Electric	61.17	116.67	55.50	368.44	466.68	98.24	1,400.00
5100 - Water - Domestic	2,024.05	2,000.00	(24.05)	7,954.52	8,000.00	45.48	24,000.00
5150 - Water - Irrigation	31.98	750.00	718.02	127.92	3,000.00	2,872.08	9,000.00
5400 - Trash Removal	525.45	541.67	16.22	2,315.11	2,166.68	(148.43)	6,500.00
6000 - Building Maint.	1,507.78	2,083.33	575.55	(2,854.48)	8,333.32	11,187.80	25,000.00
6100 - Roof/Gutter Repairs	-	75.00	75.00	-	300.00	300.00	900.00
6150 - Painting	-	83.33	83.33	-	333.32	333.32	1,000.00
6400 - Pest Control	350.00	83.33	(266.67)	445.00	333.32	(111.68)	1,000.00
6500 - Landscape Contract	2,019.51	1,346.33	(673.18)	2,019.51	5,385.32	3,365.81	16,156.00
6525 - Irrigation Repairs	-	125.00	125.00	-	500.00	500.00	1,500.00
6570 - Fence Maintenance	-	41.67	41.67	-	166.68	166.68	500.00
6585 - Snow Removal	225.00	1,666.67	1,441.67	10,548.08	6,666.68	(3,881.40)	20,000.00
6625 - Asphalt/Concrete Maint	-	458.33	458.33	-	1,833.32	1,833.32	5,500.00
6750 - Lighting Maintenance	-	4.17	4.17	-	16.68	16.68	50.00
6800 - Misc Grounds Maint	4.32	1,250.00	1,245.68	4.32	5,000.00	4,995.68	15,000.00
7000 - Management	1,247.40	1,247.40	-	4,989.60	4,989.60	-	14,968.80
7100 - Administration	256.34	183.33	(73.01)	895.25	733.32	(161.93)	2,200.00
7200 - Insurance	3,308.91	3,421.92	113.01	13,235.64	13,687.68	452.04	41,063.00
7300 - Audit/Tax Return	-	33.33	33.33	-	133.32	133.32	400.00
7450 - Homeowners' Association Dues	1,974.00	1,974.00	-	7,896.00	7,896.00	-	23,688.00
7500 - Legal	-	83.33	83.33	46.36	333.32	286.96	1,000.00
7580 - HB1137 Compliance	-	-	-	3,000.00	-	(3,000.00)	-
7600 - Miscellaneous	-	83.33	83.33	-	333.32	333.32	1,000.00
Total Expense	13,535.91	17,652.14	4,116.23	50,991.27	70,608.56	19,617.29	211,825.80
Total Expense	13,535.91	17,652.14	4,116.23	50,991.27	70,608.56	19,617.29	211,825.80
Operating Net Total	4,873.53	.01	4,873.52	21,222.12	.04	21,222.08	-

North End Townhome Condominums, Inc

Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	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	(8,000.00)	-	8,000.00	-
8010 - Reserve Interest Income	(43.11)	-	43.11	(171.03)	-	171.03	-
8050 - Reserve Expense	-	-	-	11,094.60	-	(11,094.60)	-
Total Expense	(2,043.11)	-	2,043.11	2,923.57	-	(2,923.57)	-
Total Expense	(2,043.11)	-	2,043.11	2,923.57	-	(2,923.57)	-
Reserve Net Total	2,043.11	-	2,043.11	(2,923.57)	-	(2,923.57)	-
Net Total	6,916.64	.01	6,916.63	18,298.55	.04	18,298.51	-