

North End Townhome Condominums, Inc

Balance Sheet For 5/31/2023

Assets

Mutual of Omaha Bank Operating	\$41,873.76
Mutual of Omaha - Reserve Ac	\$147,130.55
Accounts Receivable	\$135.65
Working Capital Reserves - Con	\$2,398.00

Total Assets

	<u>\$191,537.96</u>
Total Assets	<u><u>\$191,537.96</u></u>

Liabilities

Accounts Payable	\$50,453.94
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	\$20,170.20
Suspense	\$369.88

Total Liabilities

\$166,067.76

Equity

Net Income	\$16,003.34
Retained Earnings	\$16,066.86
Professional Services	(\$6,580.00)
Bank Charges/Fees	(\$20.00)

Total Equity

\$25,470.20

Total Liabilities / Equity

\$191,537.96

North End Townhome Condominums, Inc

Statement of Revenues and Expenses 5/1/2023 - 5/31/2023

	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)	98,125.65	98,260.75	(135.10)	235,825.80
4100 - Late Fee Income	15.00	-	15.00	90.00	-	90.00	-
4350 - Working Capital	875.80	-	875.80	2,507.00	-	2,507.00	-
4450 - Operating Interest Income	1.90	-	1.90	8.57	-	8.57	-
4500 - Reserve Income	(2,000.00)	(2,000.00)	-	(10,000.00)	(10,000.00)	-	(24,000.00)
Total Income	18,517.83	17,652.15	865.68	90,731.22	88,260.75	2,470.47	211,825.80
Total Income	18,517.83	17,652.15	865.68	90,731.22	88,260.75	2,470.47	211,825.80
Operating Expense							
Expense							
5000 - Electric	113.19	116.67	3.48	481.63	583.35	101.72	1,400.00
5100 - Water - Domestic	1,937.81	2,000.00	62.19	9,892.33	10,000.00	107.67	24,000.00
5150 - Water - Irrigation	78.18	750.00	671.82	206.10	3,750.00	3,543.90	9,000.00
5400 - Trash Removal	854.00	541.67	(312.33)	3,169.11	2,708.35	(460.76)	6,500.00
6000 - Building Maint.	3,879.75	2,083.33	(1,796.42)	1,025.27	10,416.65	9,391.38	25,000.00
6100 - Roof/Gutter Repairs	-	75.00	75.00	-	375.00	375.00	900.00
6150 - Painting	-	83.33	83.33	-	416.65	416.65	1,000.00
6400 - Pest Control	-	83.33	83.33	445.00	416.65	(28.35)	1,000.00
6500 - Landscape Contract	2,019.51	1,346.33	(673.18)	4,039.02	6,731.65	2,692.63	16,156.00
6525 - Irrigation Repairs	-	125.00	125.00	-	625.00	625.00	1,500.00
6570 - Fence Maintenance	-	41.67	41.67	-	208.35	208.35	500.00
6585 - Snow Removal	-	1,666.67	1,666.67	10,548.08	8,333.35	(2,214.73)	20,000.00
6625 - Asphalt/Concrete Maint	-	458.33	458.33	-	2,291.65	2,291.65	5,500.00
6750 - Lighting Maintenance	-	4.17	4.17	-	20.85	20.85	50.00
6800 - Misc Grounds Maint	392.24	1,250.00	857.76	396.56	6,250.00	5,853.44	15,000.00
7000 - Management	1,247.40	1,247.40	-	6,237.00	6,237.00	-	14,968.80
7100 - Administration	258.94	183.33	(75.61)	1,154.19	916.65	(237.54)	2,200.00
7200 - Insurance	3,308.91	3,421.92	113.01	16,544.55	17,109.60	565.05	41,063.00
7300 - Audit/Tax Return	-	33.33	33.33	-	166.65	166.65	400.00
7450 - Homeowners' Association Dues	1,974.00	1,974.00	-	9,870.00	9,870.00	-	23,688.00
7500 - Legal	2,210.00	83.33	(2,126.67)	2,256.36	416.65	(1,839.71)	1,000.00
7580 - HB1137 Compliance	-	-	-	3,000.00	-	(3,000.00)	-
7600 - Miscellaneous	-	83.33	83.33	-	416.65	416.65	1,000.00
Total Expense	18,273.93	17,652.14	(621.79)	69,265.20	88,260.70	18,995.50	211,825.80
Total Expense	18,273.93	17,652.14	(621.79)	69,265.20	88,260.70	18,995.50	211,825.80
Operating Net Total	243.90	.01	243.89	21,466.02	.05	21,465.97	-

North End Townhome Condominums, Inc

Statement of Revenues and Expenses 5/1/2023 - 5/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
Expense							
6000 - Building Maint.	2,550.96	-	(2,550.96)	2,550.96	-	(2,550.96)	-
8000 - Reserve Contributions	(2,000.00)	-	2,000.00	(10,000.00)	-	10,000.00	-
8010 - Reserve Interest Income	(45.08)	-	45.08	(216.11)	-	216.11	-
8050 - Reserve Expense	2,033.23	-	(2,033.23)	13,127.83	-	(13,127.83)	-
Total Expense	2,539.11	-	(2,539.11)	5,462.68	-	(5,462.68)	-
Total Expense	2,539.11	-	(2,539.11)	5,462.68	-	(5,462.68)	-
Reserve Net Total	(2,539.11)	-	(2,539.11)	(5,462.68)	-	(5,462.68)	-
Net Total	(2,295.21)	.01	(2,295.22)	16,003.34	.05	16,003.29	-