

# North End Townhome Condominums, Inc

## Balance Sheet For 6/30/2023

---

---

### Assets

Mutual of Omaha Bank Operating	\$39,677.00
Mutual of Omaha - Reserve Ac	\$147,140.87
Working Capital Reserves - Con	\$2,398.00

### Total Assets

	<u>\$189,215.87</u>
<b>Total Assets</b>	<b><u><u>\$189,215.87</u></u></b>

---

### Liabilities

Accounts Payable	\$45,697.05
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	\$18,711.12
Suspense	\$369.88

### Total Liabilities

**\$159,851.79**

### Equity

Net Income	\$19,897.22
Retained Earnings	\$16,066.86
Professional Services	(\$6,580.00)
Bank Charges/Fees	(\$20.00)

### Total Equity

**\$29,364.08**

### Total Liabilities / Equity

**\$189,215.87**

---

# North End Townhome Condominums, Inc

## Statement of Revenues and Expenses 6/1/2023 - 6/30/2023

	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)	117,750.78	117,912.90	(162.12)	235,825.80
4100 - Late Fee Income	15.00	-	15.00	105.00	-	105.00	-
4350 - Working Capital	-	-	-	2,507.00	-	2,507.00	-
4450 - Operating Interest Income	1.98	-	1.98	10.55	-	10.55	-
4500 - Reserve Income	(2,000.00)	(2,000.00)	-	(12,000.00)	(12,000.00)	-	(24,000.00)
<b>Total Income</b>	<b>17,642.11</b>	<b>17,652.15</b>	<b>(10.04)</b>	<b>108,373.33</b>	<b>105,912.90</b>	<b>2,460.43</b>	<b>211,825.80</b>
<b>Total Income</b>	<b>17,642.11</b>	<b>17,652.15</b>	<b>(10.04)</b>	<b>108,373.33</b>	<b>105,912.90</b>	<b>2,460.43</b>	<b>211,825.80</b>
<b>Operating Expense</b>							
<b>Expense</b>							
5000 - Electric	82.70	116.67	33.97	564.33	700.02	135.69	1,400.00
5100 - Water - Domestic	2,065.44	2,000.00	(65.44)	11,957.77	12,000.00	42.23	24,000.00
5150 - Water - Irrigation	560.49	750.00	189.51	766.59	4,500.00	3,733.41	9,000.00
5400 - Trash Removal	792.00	541.67	(250.33)	3,961.11	3,250.02	(711.09)	6,500.00
6000 - Building Maint.	-	2,083.33	2,083.33	1,025.27	12,499.98	11,474.71	25,000.00
6100 - Roof/Gutter Repairs	1,029.75	75.00	(954.75)	1,029.75	450.00	(579.75)	900.00
6150 - Painting	-	83.33	83.33	-	499.98	499.98	1,000.00
6400 - Pest Control	580.00	83.33	(496.67)	1,025.00	499.98	(525.02)	1,000.00
6500 - Landscape Contract	2,019.51	1,346.33	(673.18)	6,058.53	8,077.98	2,019.45	16,156.00
6525 - Irrigation Repairs	50.00	125.00	75.00	50.00	750.00	700.00	1,500.00
6570 - Fence Maintenance	-	41.67	41.67	-	250.02	250.02	500.00
6585 - Snow Removal	-	1,666.67	1,666.67	10,548.08	10,000.02	(548.06)	20,000.00
6625 - Asphalt/Concrete Maint	-	458.33	458.33	-	2,749.98	2,749.98	5,500.00
6750 - Lighting Maintenance	-	4.17	4.17	-	25.02	25.02	50.00
6800 - Misc Grounds Maint	35.00	1,250.00	1,215.00	431.56	7,500.00	7,068.44	15,000.00
7000 - Management	1,247.40	1,247.40	-	7,484.40	7,484.40	-	14,968.80
7100 - Administration	206.40	183.33	(23.07)	1,360.59	1,099.98	(260.61)	2,200.00
7200 - Insurance	3,308.91	3,421.92	113.01	19,853.46	20,531.52	678.06	41,063.00
7300 - Audit/Tax Return	-	33.33	33.33	-	199.98	199.98	400.00
7450 - Homeowners' Association Dues	1,974.00	1,974.00	-	11,844.00	11,844.00	-	23,688.00
7500 - Legal	-	83.33	83.33	2,256.36	499.98	(1,756.38)	1,000.00
7580 - HB1137 Compliance	-	-	-	3,000.00	-	(3,000.00)	-
7600 - Miscellaneous	106.95	83.33	(23.62)	106.95	499.98	393.03	1,000.00
<b>Total Expense</b>	<b>14,058.55</b>	<b>17,652.14</b>	<b>3,593.59</b>	<b>83,323.75</b>	<b>105,912.84</b>	<b>22,589.09</b>	<b>211,825.80</b>
<b>Total Expense</b>	<b>14,058.55</b>	<b>17,652.14</b>	<b>3,593.59</b>	<b>83,323.75</b>	<b>105,912.84</b>	<b>22,589.09</b>	<b>211,825.80</b>
<b>Operating Net Total</b>	<b>3,583.56</b>	<b>.01</b>	<b>3,583.55</b>	<b>25,049.58</b>	<b>.06</b>	<b>25,049.52</b>	<b>-</b>

# North End Townhome Condominums, Inc

## Statement of Revenues and Expenses 6/1/2023 - 6/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Expense</b>							
<b>Expense</b>							
6000 - Building Maint.	-	-	-	2,550.96	-	(2,550.96)	-
8000 - Reserve Contributions	(2,000.00)	-	2,000.00	(12,000.00)	-	12,000.00	-
8010 - Reserve Interest Income	(43.55)	-	43.55	(259.66)	-	259.66	-
8050 - Reserve Expense	1,733.23	-	(1,733.23)	14,861.06	-	(14,861.06)	-
<b>Total Expense</b>	<b>(310.32)</b>	<b>-</b>	<b>310.32</b>	<b>5,152.36</b>	<b>-</b>	<b>(5,152.36)</b>	<b>-</b>
<b>Total Expense</b>	<b>(310.32)</b>	<b>-</b>	<b>310.32</b>	<b>5,152.36</b>	<b>-</b>	<b>(5,152.36)</b>	<b>-</b>
<b>Reserve Net Total</b>	<b>310.32</b>	<b>-</b>	<b>310.32</b>	<b>(5,152.36)</b>	<b>-</b>	<b>(5,152.36)</b>	<b>-</b>
<b>Net Total</b>	<b>3,893.88</b>	<b>.01</b>	<b>3,893.87</b>	<b>19,897.22</b>	<b>.06</b>	<b>19,897.16</b>	<b>-</b>