

North End Townhome Condominums, Inc

Balance Sheet For 10/31/2024

Assets

Mutual of Omaha Bank Operating	\$175,846.87
Mutual of Omaha - Reserve Ac	\$40,749.03
Accounts Receivable	\$6,946.86
Working Capital Reserves - Con	\$2,398.00

Total Assets

	\$225,940.76
Total Assets	\$225,940.76

Liabilities

Accounts Payable	\$44,121.04
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	\$13,011.01
Suspense	\$369.88

Total Liabilities

\$152,575.67

Equity

Net Income	\$97,488.86
Retained Earnings	(\$15,983.77)
Professional Services	(\$8,100.00)
Bank Charges/Fees	(\$40.00)

Total Equity

	\$73,365.09
Total Liabilities / Equity	\$225,940.76

North End Townhome Condominums, Inc

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	19,933.37	19,933.42	(.05)	199,333.70	199,334.20	(.50)	239,201.00
4100 - Late Fee Income	45.00	-	45.00	135.00	-	135.00	-
4110 - Late Fee Interest Income	41.63	-	41.63	234.29	-	234.29	-
4300 - Special Assessment Income	-	-	-	188,999.93	-	188,999.93	-
4350 - Working Capital	-	-	-	749.72	-	749.72	-
4400 - Miscellaneous Income	-	-	-	.01	-	.01	-
4450 - Operating Interest Income	8.28	-	8.28	72.21	-	72.21	-
4500 - Reserve Income	(2,000.00)	(2,000.00)	-	(16,000.00)	(20,000.00)	4,000.00	(24,000.00)
4850 - Bank Charges	-	-	-	30.00	-	30.00	-
Total Income	18,028.28	17,933.42	94.86	373,554.86	179,334.20	194,220.66	215,201.00
Total Income	18,028.28	17,933.42	94.86	373,554.86	179,334.20	194,220.66	215,201.00

Operating Expense

Expense							
5000 - Electric	17.98	95.83	77.85	1,022.99	958.30	(64.69)	1,150.00
5100 - Water - Domestic	2,353.13	2,083.33	(269.80)	22,659.58	20,833.30	(1,826.28)	25,000.00
5150 - Water - Irrigation	476.45	479.17	2.72	4,981.63	4,791.70	(189.93)	5,750.00
5400 - Trash Removal	742.36	600.00	(142.36)	6,728.59	6,000.00	(728.59)	7,200.00
6000 - Building Maint.	-	1,250.00	1,250.00	20,536.29	12,500.00	(8,036.29)	15,000.00
6100 - Roof/Gutter Repairs	800.00	166.67	(633.33)	2,230.28	1,666.70	(563.58)	2,000.00
6150 - Painting	-	583.33	583.33	-	5,833.30	5,833.30	7,000.00
6200 - Concrete	945.00	-	(945.00)	945.00	-	(945.00)	-
6400 - Pest Control	-	125.00	125.00	2,822.97	1,250.00	(1,572.97)	1,500.00
6500 - Landscape Contract	2,540.00	1,416.67	(1,123.33)	17,780.00	14,166.70	(3,613.30)	17,000.00
6525 - Irrigation Repairs	-	125.00	125.00	1,399.50	1,250.00	(149.50)	1,500.00
6550 - Plants/Trees	-	-	-	(1,850.00)	-	1,850.00	-
6570 - Fence Maintenance	-	150.00	150.00	3.54	1,500.00	1,496.46	1,800.00
6585 - Snow Removal	71.65	1,166.67	1,095.02	21,764.15	11,666.70	(10,097.45)	14,000.00
6625 - Asphalt/Concrete Maint	7,670.00	83.33	(7,586.67)	30,180.00	833.30	(29,346.70)	1,000.00
6750 - Lighting Maintenance	-	4.17	4.17	229.96	41.70	(188.26)	50.00
6800 - Misc Grounds Maint	262.86	1,250.00	987.14	1,032.58	12,500.00	11,467.42	15,000.00
7000 - Management	1,309.75	1,309.75	-	13,097.50	13,097.50	-	15,717.00
7100 - Administration	183.00	241.67	58.67	2,936.62	2,416.70	(519.92)	2,900.00
7200 - Insurance	3,880.83	4,030.67	149.84	39,160.30	40,306.70	1,146.40	48,368.00
7300 - Audit/Tax Return	-	37.50	37.50	-	375.00	375.00	450.00
7450 - Homeowners' Association Dues	2,069.00	2,068.00	(1.00)	21,021.32	20,680.00	(341.32)	24,816.00
7500 - Legal	-	208.33	208.33	1,650.00	2,083.30	433.30	2,500.00
7600 - Miscellaneous	-	41.67	41.67	1,500.01	416.70	(1,083.31)	500.00
7700 - Reserve Study	-	416.67	416.67	-	4,166.70	4,166.70	5,000.00
Total Expense	23,322.01	17,933.43	(5,388.58)	211,832.81	179,334.30	(32,498.51)	215,201.00

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Expense	23,322.01	17,933.43	(5,388.58)	211,832.81	179,334.30	(32,498.51)	215,201.00
Operating Net Total	(5,293.73)	(.01)	(5,293.72)	161,722.05	(.10)	161,722.15	-

North End Townhome Condominums, Inc

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Expense							
Expense							
8000 - Reserve Contributions	(2,000.00)	-	2,000.00	(16,000.00)	-	16,000.00	-
8010 - Reserve Interest Income	(7.71)	-	7.71	(204.60)	-	204.60	-
8050 - Reserve Expense	-	-	-	80,437.79	-	(80,437.79)	-
Total Expense	(2,007.71)	-	2,007.71	64,233.19	-	(64,233.19)	-
Total Expense	(2,007.71)	-	2,007.71	64,233.19	-	(64,233.19)	-
Reserve Net Total	2,007.71	-	2,007.71	(64,233.19)	-	(64,233.19)	-
Net Total	(3,286.02)	(.01)	(3,286.01)	97,488.86	(.10)	97,488.96	-