

North End Townhome Condominums, Inc

Balance Sheet For 11/30/2024

Assets

Mutual of Omaha Bank Operating	\$173,774.39
Mutual of Omaha - Reserve Ac	\$42,756.59
Accounts Receivable	\$6,468.85
Working Capital Reserves - Con	\$2,398.00

Total Assets

	\$225,397.83
Total Assets	\$225,397.83

Liabilities

Accounts Payable	\$45,782.73
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	\$8,079.41
Suspense	\$369.88

Total Liabilities

\$149,305.76

Equity

Net Income	\$100,195.84
Retained Earnings	(\$24,093.77)
Bank Charges/Fees	(\$10.00)

Total Equity

	\$76,092.07
Total Liabilities / Equity	\$225,397.83

North End Townhome Condominums, Inc

Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	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)	219,267.07	219,267.62	(.55)	239,201.00
4100 - Late Fee Income	-	-	-	90.00	-	90.00	-
4110 - Late Fee Interest Income	41.63	-	41.63	275.92	-	275.92	-
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	7.40	-	7.40	79.61	-	79.61	-
4500 - Reserve Income	-	(2,000.00)	2,000.00	(16,000.00)	(22,000.00)	6,000.00	(24,000.00)
4850 - Bank Charges	-	-	-	30.00	-	30.00	-
Total Income	19,982.40	17,933.42	2,048.98	393,492.26	197,267.62	196,224.64	215,201.00
Total Income	19,982.40	17,933.42	2,048.98	393,492.26	197,267.62	196,224.64	215,201.00

Operating Expense

Equity							
7400 - Bank Charges/Fees	-	-	-	20.00	-	(20.00)	-
Total Equity	-	-	-	20.00	-	(20.00)	-

Expense							
5000 - Electric	61.62	95.83	34.21	1,084.61	1,054.13	(30.48)	1,150.00
5100 - Water - Domestic	2,363.00	2,083.33	(279.67)	25,022.58	22,916.63	(2,105.95)	25,000.00
5150 - Water - Irrigation	34.07	479.17	445.10	5,015.70	5,270.87	255.17	5,750.00
5400 - Trash Removal	-	600.00	600.00	6,728.59	6,600.00	(128.59)	7,200.00
6000 - Building Maint.	1,692.31	1,250.00	(442.31)	7,349.79	13,750.00	6,400.21	15,000.00
6100 - Roof/Gutter Repairs	33.13	166.67	133.54	2,263.41	1,833.37	(430.04)	2,000.00
6150 - Painting	-	583.33	583.33	-	6,416.63	6,416.63	7,000.00
6200 - Concrete	-	-	-	945.00	-	(945.00)	-
6400 - Pest Control	95.00	125.00	30.00	2,917.97	1,375.00	(1,542.97)	1,500.00
6500 - Landscape Contract	1,820.00	1,416.67	(403.33)	19,600.00	15,583.37	(4,016.63)	17,000.00
6525 - Irrigation Repairs	-	125.00	125.00	1,399.50	1,375.00	(24.50)	1,500.00
6550 - Plants/Trees	-	-	-	(1,850.00)	-	1,850.00	-
6570 - Fence Maintenance	-	150.00	150.00	3.54	1,650.00	1,646.46	1,800.00
6585 - Snow Removal	460.00	1,166.67	706.67	22,224.15	12,833.37	(9,390.78)	14,000.00
6625 - Asphalt/Concrete Maint	-	83.33	83.33	13,503.00	916.63	(12,586.37)	1,000.00
6750 - Lighting Maintenance	-	4.17	4.17	229.96	45.87	(184.09)	50.00
6800 - Misc Grounds Maint	-	1,250.00	1,250.00	1,032.58	13,750.00	12,717.42	15,000.00
6990 - Special Assessment Projects	181.89	-	(181.89)	31,737.70	-	(31,737.70)	-
7000 - Management	1,309.75	1,309.75	-	14,407.25	14,407.25	-	15,717.00
7100 - Administration	203.97	241.67	37.70	3,140.59	2,658.37	(482.22)	2,900.00
7200 - Insurance	6,894.24	4,030.67	(2,863.57)	46,054.54	44,337.37	(1,717.17)	48,368.00
7300 - Audit/Tax Return	-	37.50	37.50	-	412.50	412.50	450.00
7450 - Homeowners' Association Dues	2,069.00	2,068.00	(1.00)	23,090.32	22,748.00	(342.32)	24,816.00

North End Townhome Condominums, Inc

Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7500 - Legal	-	208.33	208.33	1,650.00	2,291.63	641.63	2,500.00
7600 - Miscellaneous	-	41.67	41.67	1,500.01	458.37	(1,041.64)	500.00
7700 - Reserve Study	-	416.67	416.67	-	4,583.37	4,583.37	5,000.00
Total Expense	17,217.98	17,933.43	715.45	229,050.79	197,267.73	(31,783.06)	215,201.00
Total Expense	17,217.98	17,933.43	715.45	229,070.79	197,267.73	(31,803.06)	215,201.00
Operating Net Total	2,764.42	(.01)	2,764.43	164,421.47	(.11)	164,421.58	-

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Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
Expense							
8000 - Reserve Contributions	-	-	-	(16,000.00)	-	16,000.00	-
8010 - Reserve Interest Income	(7.56)	-	7.56	(212.16)	-	212.16	-
8050 - Reserve Expense	-	-	-	80,437.79	-	(80,437.79)	-
Total Expense	(7.56)	-	7.56	64,225.63	-	(64,225.63)	-
Total Expense	(7.56)	-	7.56	64,225.63	-	(64,225.63)	-
Reserve Net Total	7.56	-	7.56	(64,225.63)	-	(64,225.63)	-
Net Total	2,771.98	(.01)	2,771.99	100,195.84	(.11)	100,195.95	-