

North End Townhome Condominums, Inc

Balance Sheet For 2/28/2025

Assets

Mutual of Omaha Bank Operating	\$48,157.48
Mutual of Omaha - Reserve Ac	\$108,978.13
Accounts Receivable	\$6,328.42
Working Capital Reserves - Con	\$2,398.00

Total Assets

	\$165,862.03
Total Assets	\$165,862.03

Liabilities

Accounts Payable	\$43,356.84
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	\$18,900.79
Suspense	\$369.88

Total Liabilities

\$157,701.25

Equity

Net Income	\$12,878.40
Retained Earnings	(\$4,707.62)
Bank Charges/Fees	(\$10.00)

Total Equity

	\$8,160.78
Total Liabilities / Equity	\$165,862.03

North End Townhome Condominums, Inc

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	22,044.74	22,044.75	(.01)	44,089.48	44,089.50	(.02)	264,537.00
4100 - Late Fee Income	30.00	-	30.00	30.00	-	30.00	-
4110 - Late Fee Interest Income	-	-	-	36.96	-	36.96	-
4450 - Operating Interest Income	2.42	-	2.42	8.39	-	8.39	-
4500 - Reserve Income	(4,400.00)	(2,200.00)	(2,200.00)	(4,400.00)	(4,400.00)	-	(26,400.00)
4850 - Bank Charges	20.00	-	20.00	20.00	-	20.00	-
Total Income	17,697.16	19,844.75	(2,147.59)	39,784.83	39,689.50	95.33	238,137.00
Total Income	17,697.16	19,844.75	(2,147.59)	39,784.83	39,689.50	95.33	238,137.00
Operating Expense							
Equity							
7400 - Bank Charges/Fees	10.00	-	(10.00)	10.00	-	(10.00)	-
Total Equity	10.00	-	(10.00)	10.00	-	(10.00)	-
Expense							
5000 - Electric	106.01	108.33	2.32	221.81	216.66	(5.15)	1,300.00
5100 - Water - Domestic	2,366.29	2,083.33	(282.96)	4,696.39	4,166.66	(529.73)	25,000.00
5150 - Water - Irrigation	34.09	383.33	349.24	68.16	766.66	698.50	4,600.00
5400 - Trash Removal	788.04	833.33	45.29	788.04	1,666.66	878.62	10,000.00
6000 - Building Maint.	-	833.33	833.33	1,886.00	1,666.66	(219.34)	10,000.00
6100 - Roof/Gutter Repairs	-	166.67	166.67	-	333.34	333.34	2,000.00
6150 - Painting	-	1,166.67	1,166.67	-	2,333.34	2,333.34	14,000.00
6400 - Pest Control	95.00	125.00	30.00	95.00	250.00	155.00	1,500.00
6500 - Landscape Contract	-	1,916.67	1,916.67	-	3,833.34	3,833.34	23,000.00
6525 - Irrigation Repairs	-	125.00	125.00	-	250.00	250.00	1,500.00
6570 - Fence Maintenance	-	75.00	75.00	-	150.00	150.00	900.00
6585 - Snow Removal	2,452.50	1,166.67	(1,285.83)	5,475.00	2,333.34	(3,141.66)	14,000.00
6625 - Asphalt/Concrete Maint	-	416.67	416.67	-	833.34	833.34	5,000.00
6750 - Lighting Maintenance	-	16.67	16.67	-	33.34	33.34	200.00
6800 - Misc Grounds Maint	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
7000 - Management	1,349.00	1,349.00	-	2,698.00	2,698.00	-	16,188.00
7100 - Administration	252.65	325.00	72.35	480.89	650.00	169.11	3,900.00
7200 - Insurance	5,391.16	4,795.75	(595.41)	10,782.32	9,591.50	(1,190.82)	57,549.00
7300 - Audit/Tax Return	-	41.67	41.67	-	83.34	83.34	500.00
7450 - Homeowners' Association Dues	2,069.00	2,458.33	389.33	4,138.00	4,916.66	778.66	29,500.00
7500 - Legal	-	208.33	208.33	-	416.66	416.66	2,500.00
7700 - Reserve Study	-	416.67	416.67	-	833.34	833.34	5,000.00
Total Expense	14,903.74	19,844.75	4,941.01	31,329.61	39,689.50	8,359.89	238,137.00
Total Expense	14,913.74	19,844.75	4,931.01	31,339.61	39,689.50	8,349.89	238,137.00
Operating Net Total	2,783.42	-	2,783.42	8,445.22	-	8,445.22	-

North End Townhome Condominums, Inc

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
Expense							
8000 - Reserve Contributions	(4,400.00)	-	4,400.00	(4,400.00)	-	4,400.00	-
8010 - Reserve Interest Income	(18.32)	-	18.32	(33.18)	-	33.18	-
Total Expense	(4,418.32)	-	4,418.32	(4,433.18)	-	4,433.18	-
Total Expense	(4,418.32)	-	4,418.32	(4,433.18)	-	4,433.18	-
Reserve Net Total	4,418.32	-	4,418.32	4,433.18	-	4,433.18	-
Net Total	7,201.74	-	7,201.74	12,878.40	-	12,878.40	-

North End Townhome Condominums, Inc

AP Aging for Ending Date: 2/28/2025

Provider	Current	Over 30	Over 60	Over 90	Total
CITY OF LOUISVILLE Inv # 052821 on 5/28/2021 - Domestic water 5/1-5/31 - Water - Domestic	0.00	0.00	0.00	2,156.44	2,156.44
CITY OF LOUISVILLE Inv # 082821 on 8/28/2021 - Domestic water 8/1-8/31 - Water - Domestic	0.00	0.00	0.00	3,209.12	3,209.12
CITY OF LOUISVILLE Inv # 102821 on 10/28/2021 - Irrigation water 10/1-10/31 - Water - Irrigation	0.00	0.00	0.00	2,663.10	2,663.10
CITY OF LOUISVILLE Inv # 030625 on 2/28/2025 - Irrigation 2/1-2/28 - Water - Irrigation	2,400.38	0.00	0.00	0.00	2,400.38
MOELLER GRAF, PPC Inv # 101174980 on 3/21/2023 - HB1137 policies - HB1137 Compliance	0.00	0.00	0.00	1,500.00	1,500.00
POST ITEM on 9/2/2022 - September reserve transfer - Reserve Income	0.00	0.00	0.00	2,689.00	2,689.00
REBUILD Inv # 071822 on 7/18/2022 - Replace concrete patio 2255B - Reserve Expense	0.00	0.00	0.00	28,738.80	28,738.80
Total	2,400.38	0.00	0.00	40,956.46	43,356.84