

North End Townhome Condominums, Inc

Balance Sheet For 4/30/2025

Assets

Mutual of Omaha Bank Operating	\$52,854.87
Mutual of Omaha - Reserve Ac	\$111,020.96
Accounts Receivable	\$4,665.86
Working Capital Reserves - Con	\$2,398.00

Total Assets

	\$170,939.69
Total Assets	\$170,939.69

Liabilities

Accounts Payable	\$43,856.09
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	\$15,546.74
Suspense	\$369.88

Total Liabilities

\$154,846.45

Equity

Net Income	\$20,810.86
Retained Earnings	(\$4,707.62)
Bank Charges/Fees	(\$10.00)

Total Equity

	\$16,093.24
Total Liabilities / Equity	\$170,939.69

North End Townhome Condominums, Inc

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	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)	88,178.96	88,179.00	(.04)	264,537.00
4100 - Late Fee Income	30.00	-	30.00	75.00	-	75.00	-
4110 - Late Fee Interest Income	-	-	-	36.96	-	36.96	-
4350 - Working Capital	-	-	-	515.02	-	515.02	-
4450 - Operating Interest Income	2.22	-	2.22	12.80	-	12.80	-
4500 - Reserve Income	-	(2,200.00)	2,200.00	(6,400.00)	(8,800.00)	2,400.00	(26,400.00)
4850 - Bank Charges	-	-	-	20.00	-	20.00	-
Total Income	22,076.96	19,844.75	2,232.21	82,438.74	79,379.00	3,059.74	238,137.00
Total Income	22,076.96	19,844.75	2,232.21	82,438.74	79,379.00	3,059.74	238,137.00

Operating Expense

Equity							
7400 - Bank Charges/Fees	-	-	-	10.00	-	(10.00)	-
Total Equity	-	-	-	10.00	-	(10.00)	-

Expense							
5000 - Electric	190.20	108.33	(81.87)	517.03	433.32	(83.71)	1,300.00
5100 - Water - Domestic	2,399.19	2,083.33	(315.86)	9,415.81	8,333.32	(1,082.49)	25,000.00
5150 - Water - Irrigation	34.07	383.33	349.26	136.28	1,533.32	1,397.04	4,600.00
5400 - Trash Removal	-	833.33	833.33	2,364.12	3,333.32	969.20	10,000.00
6000 - Building Maint.	234.18	833.33	599.15	2,120.18	3,333.32	1,213.14	10,000.00
6100 - Roof/Gutter Repairs	-	166.67	166.67	-	666.68	666.68	2,000.00
6150 - Painting	-	1,166.67	1,166.67	-	4,666.68	4,666.68	14,000.00
6400 - Pest Control	180.00	125.00	(55.00)	275.00	500.00	225.00	1,500.00
6500 - Landscape Contract	1,250.00	1,916.67	666.67	1,250.00	7,666.68	6,416.68	23,000.00
6525 - Irrigation Repairs	-	125.00	125.00	-	500.00	500.00	1,500.00
6550 - Plants/Trees	-	-	-	8,450.00	-	(8,450.00)	-
6570 - Fence Maintenance	466.37	75.00	(391.37)	466.37	300.00	(166.37)	900.00
6585 - Snow Removal	-	1,166.67	1,166.67	5,475.00	4,666.68	(808.32)	14,000.00
6625 - Asphalt/Concrete Maint	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
6750 - Lighting Maintenance	-	16.67	16.67	-	66.68	66.68	200.00
6800 - Misc Grounds Maint	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
7000 - Management	1,375.00	1,349.00	(26.00)	5,422.00	5,396.00	(26.00)	16,188.00
7100 - Administration	149.09	325.00	175.91	856.46	1,300.00	443.54	3,900.00
7200 - Insurance	5,391.16	4,795.75	(595.41)	21,564.64	19,183.00	(2,381.64)	57,549.00
7300 - Audit/Tax Return	-	41.67	41.67	-	166.68	166.68	500.00
7450 - Homeowners' Association Dues	2,445.00	2,458.33	13.33	9,781.00	9,833.32	52.32	29,500.00
7500 - Legal	-	208.33	208.33	-	833.32	833.32	2,500.00
7700 - Reserve Study	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
Total Expense	14,114.26	19,844.75	5,730.49	68,093.89	79,379.00	11,285.11	238,137.00

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Expense	14,114.26	19,844.75	5,730.49	68,103.89	79,379.00	11,275.11	238,137.00
Operating Net Total	7,962.70	-	7,962.70	14,334.85	-	14,334.85	-

North End Townhome Condominums, Inc

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
Expense							
8000 - Reserve Contributions	-	-	-	(6,400.00)	-	6,400.00	-
8010 - Reserve Interest Income	(20.07)	-	20.07	(76.01)	-	76.01	-
Total Expense	(20.07)	-	20.07	(6,476.01)	-	6,476.01	-
Total Expense	(20.07)	-	20.07	(6,476.01)	-	6,476.01	-
Reserve Net Total	20.07	-	20.07	6,476.01	-	6,476.01	-
Net Total	7,982.77	-	7,982.77	20,810.86	-	20,810.86	-