

North End Townhome Condominums, Inc

Balance Sheet For 5/31/2025

Assets

Mutual of Omaha Bank Operating	\$15,964.02
Mutual of Omaha - Reserve Ac	\$104,740.97
Accounts Receivable	\$4,315.41
Working Capital Reserves - Con	\$2,398.00

Total Assets

	\$127,418.40
Total Assets	\$127,418.40

Liabilities

Accounts Payable	\$45,436.22
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	\$14,234.91
Suspense	\$369.88

Total Liabilities

\$155,114.75

Equity

Net Income	(\$22,978.73)
Retained Earnings	(\$4,707.62)
Bank Charges/Fees	(\$10.00)

Total Equity

(\$27,696.35)

Total Liabilities / Equity	\$127,418.40
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North End Townhome Condominums, Inc

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	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)	110,223.70	110,223.75	(.05)	264,537.00
4100 - Late Fee Income	15.00	-	15.00	90.00	-	90.00	-
4110 - Late Fee Interest Income	-	-	-	36.96	-	36.96	-
4350 - Working Capital	-	-	-	515.02	-	515.02	-
4450 - Operating Interest Income	2.59	-	2.59	15.39	-	15.39	-
4500 - Reserve Income	(4,600.00)	(2,200.00)	(2,400.00)	(11,000.00)	(11,000.00)	-	(26,400.00)
4850 - Bank Charges	-	-	-	20.00	-	20.00	-
Total Income	17,462.33	19,844.75	(2,382.42)	99,901.07	99,223.75	677.32	238,137.00
Total Income	17,462.33	19,844.75	(2,382.42)	99,901.07	99,223.75	677.32	238,137.00

Operating Expense

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

Expense							
5000 - Electric	104.91	108.33	3.42	621.94	541.65	(80.29)	1,300.00
5100 - Water - Domestic	2,405.77	2,083.33	(322.44)	11,821.58	10,416.65	(1,404.93)	25,000.00
5150 - Water - Irrigation	231.87	383.33	151.46	368.15	1,916.65	1,548.50	4,600.00
5400 - Trash Removal	1,576.08	833.33	(742.75)	3,940.20	4,166.65	226.45	10,000.00
6000 - Building Maint.	12,540.00	833.33	(11,706.67)	14,660.18	4,166.65	(10,493.53)	10,000.00
6100 - Roof/Gutter Repairs	-	166.67	166.67	-	833.35	833.35	2,000.00
6150 - Painting	22,900.00	1,166.67	(21,733.33)	22,900.00	5,833.35	(17,066.65)	14,000.00
6400 - Pest Control	95.00	125.00	30.00	370.00	625.00	255.00	1,500.00
6500 - Landscape Contract	3,235.00	1,916.67	(1,318.33)	4,485.00	9,583.35	5,098.35	23,000.00
6525 - Irrigation Repairs	-	125.00	125.00	-	625.00	625.00	1,500.00
6550 - Plants/Trees	-	-	-	8,450.00	-	(8,450.00)	-
6570 - Fence Maintenance	1,800.00	75.00	(1,725.00)	2,266.37	375.00	(1,891.37)	900.00
6585 - Snow Removal	-	1,166.67	1,166.67	5,475.00	5,833.35	358.35	14,000.00
6625 - Asphalt/Concrete Maint	-	416.67	416.67	-	2,083.35	2,083.35	5,000.00
6750 - Lighting Maintenance	212.02	16.67	(195.35)	212.02	83.35	(128.67)	200.00
6800 - Misc Grounds Maint	-	833.33	833.33	-	4,166.65	4,166.65	10,000.00
6990 - Special Assessment Projects	10,010.80	-	(10,010.80)	10,010.80	-	(10,010.80)	-
7000 - Management	2,672.00	1,349.00	(1,323.00)	8,094.00	6,745.00	(1,349.00)	16,188.00
7100 - Administration	252.32	325.00	72.68	1,108.78	1,625.00	516.22	3,900.00
7200 - Insurance	5,391.16	4,795.75	(595.41)	26,955.80	23,978.75	(2,977.05)	57,549.00
7300 - Audit/Tax Return	-	41.67	41.67	-	208.35	208.35	500.00
7450 - Homeowners' Association Dues	2,445.00	2,458.33	13.33	12,226.00	12,291.65	65.65	29,500.00
7500 - Legal	-	208.33	208.33	-	1,041.65	1,041.65	2,500.00
7700 - Reserve Study	-	416.67	416.67	-	2,083.35	2,083.35	5,000.00
Total Expense	65,871.93	19,844.75	(46,027.18)	133,965.82	99,223.75	(34,742.07)	238,137.00

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Expense	65,871.93	19,844.75	(46,027.18)	133,975.82	99,223.75	(34,752.07)	238,137.00
Operating Net Total	(48,409.60)	-	(48,409.60)	(34,074.75)	-	(34,074.75)	-

North End Townhome Condominums, Inc

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
Expense							
8000 - Reserve Contributions	(4,600.00)	-	4,600.00	(11,000.00)	-	11,000.00	-
8010 - Reserve Interest Income	(20.01)	-	20.01	(96.02)	-	96.02	-
Total Expense	(4,620.01)	-	4,620.01	(11,096.02)	-	11,096.02	-
Total Expense	(4,620.01)	-	4,620.01	(11,096.02)	-	11,096.02	-
Reserve Net Total	4,620.01	-	4,620.01	11,096.02	-	11,096.02	-
Net Total	(43,789.59)	-	(43,789.59)	(22,978.73)	-	(22,978.73)	-