

North End Townhome Condominums, Inc

Balance Sheet For 6/30/2025

Assets

Mutual of Omaha Bank Operating	\$11,168.84
Mutual of Omaha - Reserve Ac	\$106,959.96
Accounts Receivable	\$3,943.70
Working Capital Reserves - Con	\$2,398.00

Total Assets

	\$124,470.50
Total Assets	\$124,470.50

Liabilities

Accounts Payable	\$40,956.46
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	\$12,489.05
Suspense	\$369.88

Total Liabilities

\$148,889.13

Equity

Net Income	(\$19,701.01)
Retained Earnings	(\$4,707.62)
Bank Charges/Fees	(\$10.00)

Total Equity

	(\$24,418.63)
Total Liabilities / Equity	\$124,470.50

North End Townhome Condominums, Inc

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	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)	132,268.44	132,268.50	(.06)	264,537.00
4100 - Late Fee Income	-	-	-	90.00	-	90.00	-
4110 - Late Fee Interest Income	-	-	-	36.96	-	36.96	-
4350 - Working Capital	-	-	-	515.02	-	515.02	-
4450 - Operating Interest Income	1.60	-	1.60	16.99	-	16.99	-
4500 - Reserve Income	(2,200.00)	(2,200.00)	-	(13,200.00)	(13,200.00)	-	(26,400.00)
4850 - Bank Charges	-	-	-	20.00	-	20.00	-
Total Income	19,846.34	19,844.75	1.59	119,747.41	119,068.50	678.91	238,137.00
Total Income	19,846.34	19,844.75	1.59	119,747.41	119,068.50	678.91	238,137.00

Operating Expense

Equity

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

Expense

5000 - Electric	106.49	108.33	1.84	728.43	649.98	(78.45)	1,300.00
5100 - Water - Domestic	-	2,083.33	2,083.33	11,821.58	12,499.98	678.40	25,000.00
5150 - Water - Irrigation	-	383.33	383.33	368.15	2,299.98	1,931.83	4,600.00
5400 - Trash Removal	788.04	833.33	45.29	4,728.24	4,999.98	271.74	10,000.00
6000 - Building Maint.	-	833.33	833.33	14,660.18	4,999.98	(9,660.20)	10,000.00
6100 - Roof/Gutter Repairs	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
6150 - Painting	-	1,166.67	1,166.67	22,900.00	7,000.02	(15,899.98)	14,000.00
6400 - Pest Control	-	125.00	125.00	370.00	750.00	380.00	1,500.00
6500 - Landscape Contract	2,940.00	1,916.67	(1,023.33)	7,425.00	11,500.02	4,075.02	23,000.00
6525 - Irrigation Repairs	680.00	125.00	(555.00)	680.00	750.00	70.00	1,500.00
6550 - Plants/Trees	-	-	-	8,450.00	-	(8,450.00)	-
6570 - Fence Maintenance	-	75.00	75.00	2,266.37	450.00	(1,816.37)	900.00
6585 - Snow Removal	-	1,166.67	1,166.67	5,475.00	7,000.02	1,525.02	14,000.00
6625 - Asphalt/Concrete Maint	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00
6750 - Lighting Maintenance	-	16.67	16.67	212.02	100.02	(112.00)	200.00
6800 - Misc Grounds Maint	19.58	833.33	813.75	19.58	4,999.98	4,980.40	10,000.00
6810 - GROUNDS IMPROVEMENTS	6,175.00	-	(6,175.00)	6,175.00	-	(6,175.00)	-
6990 - Special Assessment Projects	-	-	-	10,010.80	-	(10,010.80)	-
7000 - Management	-	1,349.00	1,349.00	8,094.00	8,094.00	-	16,188.00
7100 - Administration	242.34	325.00	82.66	1,351.12	1,950.00	598.88	3,900.00
7200 - Insurance	5,391.16	4,795.75	(595.41)	32,346.96	28,774.50	(3,572.46)	57,549.00
7300 - Audit/Tax Return	-	41.67	41.67	-	250.02	250.02	500.00
7450 - Homeowners' Association Dues	2,445.00	2,458.33	13.33	14,671.00	14,749.98	78.98	29,500.00
7500 - Legal	-	208.33	208.33	-	1,249.98	1,249.98	2,500.00
7700 - Reserve Study	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00

North End Townhome Condominums, Inc

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Expense	18,787.61	19,844.75	1,057.14	152,753.43	119,068.50	(33,684.93)	238,137.00
Total Expense	18,787.61	19,844.75	1,057.14	152,763.43	119,068.50	(33,694.93)	238,137.00
Operating Net Total	1,058.73	-	1,058.73	(33,016.02)	-	(33,016.02)	-

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Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
Expense							
8000 - Reserve Contributions	(2,200.00)	-	2,200.00	(13,200.00)	-	13,200.00	-
8010 - Reserve Interest Income	(18.99)	-	18.99	(115.01)	-	115.01	-
Total Expense	(2,218.99)	-	2,218.99	(13,315.01)	-	13,315.01	-
Total Expense	(2,218.99)	-	2,218.99	(13,315.01)	-	13,315.01	-
Reserve Net Total	2,218.99	-	2,218.99	13,315.01	-	13,315.01	-
Net Total	3,277.72	-	3,277.72	(19,701.01)	-	(19,701.01)	-