

North End Townhome Condominiums, Inc

Balance Sheet For 9/30/2025

Assets		
Mutual of Omaha Bank Operating	\$2,310.37	
Mutual of Omaha - Reserve Ac	\$113,620.21	
Accounts Receivable	\$3,488.36	
Working Capital Reserves - Con	\$2,398.00	
Total Assets		\$121,816.94
	Total Assets	\$121,816.94

Liabilities		
Accounts Payable	\$46,611.46	
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	\$7,667.03	
Suspense	\$369.88	
Total Liabilities		\$149,722.11

Equity		
Net Income	(\$23,187.55)	
Retained Earnings	(\$4,707.62)	
Bank Charges/Fees	(\$10.00)	
Total Equity		(\$27,905.17)
	Total Liabilities / Equity	\$121,816.94

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	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)	198,402.66	198,402.75	(09)	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	.49	-	.49	19.00	-	19.00	-
4500 - Reserve Income	(4,400.00)	(2,200.00)	(2,200.00)	(22,000.00)	(19,800.00)	(2,200.00)	(26,400.00)
4850 - Bank Charges	-	-	-	20.00	-	20.00	-
Total Income	17,645.23	19,844.75	(2,199.52)	177,083.64	178,602.75	(1,519.11)	238,137.00
Total Income	17,645.23	19,844.75	(2,199.52)	177,083.64	178,602.75	(1,519.11)	238,137.00

Operating Expense

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

Expense							
5000 - Electric	61.73	108.33	46.60	1,018.74	974.97	(43.77)	1,300.00
5100 - Water - Domestic	-	2,083.33	2,083.33	19,324.06	18,749.97	(574.09)	25,000.00
5150 - Water - Irrigation	-	383.33	383.33	2,153.72	3,449.97	1,296.25	4,600.00
5400 - Trash Removal	1,576.08	833.33	(742.75)	7,092.36	7,499.97	407.61	10,000.00
6000 - Building Maint.	8,125.00	833.33	(7,291.67)	22,785.18	7,499.97	(15,285.21)	10,000.00
6100 - Roof/Gutter Repairs	330.00	166.67	(163.33)	330.00	1,500.03	1,170.03	2,000.00
6150 - Painting	2,100.00	1,166.67	(933.33)	25,000.00	10,500.03	(14,499.97)	14,000.00
6400 - Pest Control	-	125.00	125.00	1,335.00	1,125.00	(210.00)	1,500.00
6500 - Landscape Contract	2,940.00	1,916.67	(1,023.33)	17,055.00	17,250.03	195.03	23,000.00
6525 - Irrigation Repairs	-	125.00	125.00	1,013.85	1,125.00	111.15	1,500.00
6550 - Plants/Trees	-	-	-	8,450.00	-	(8,450.00)	-
6570 - Fence Maintenance	-	75.00	75.00	2,266.37	675.00	(1,591.37)	900.00
6585 - Snow Removal	-	1,166.67	1,166.67	5,475.00	10,500.03	5,025.03	14,000.00
6625 - Asphalt/Concrete Maint	-	416.67	416.67	6,741.00	3,750.03	(2,990.97)	5,000.00
6750 - Lighting Maintenance	-	16.67	16.67	212.02	150.03	(61.99)	200.00
6800 - Misc Grounds Maint	-	833.33	833.33	186.40	7,499.97	7,313.57	10,000.00
6810 - GROUNDS IMPROVEMENTS	-	-	-	6,175.00	-	(6,175.00)	-
6990 - Special Assessment Projects	-	-	-	11,150.80	-	(11,150.80)	-
7000 - Management	1,349.00	1,349.00	-	12,141.00	12,141.00	-	16,188.00
7100 - Administration	272.59	325.00	52.41	2,004.51	2,925.00	920.49	3,900.00
7200 - Insurance	5,391.16	4,795.75	(595.41)	48,520.44	43,161.75	(5,358.69)	57,549.00
7300 - Audit/Tax Return	-	41.67	41.67	-	375.03	375.03	500.00
7450 - Homeowners' Association Dues	2,445.00	2,458.33	13.33	22,006.00	22,124.97	118.97	29,500.00
7500 - Legal	-	208.33	208.33	-	1,874.97	1,874.97	2,500.00
7700 - Reserve Study	-	416.67	416.67	-	3,750.03	3,750.03	5,000.00

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Expense	24,590.56	19,844.75	(4,745.81)	222,436.45	178,602.75	(43,833.70)	238,137.00
Total Expense	24,590.56	19,844.75	(4,745.81)	222,446.45	178,602.75	(43,843.70)	238,137.00
Operating Net Total	(6,945.33)	-	(6,945.33)	(45,362.81)	-	(45,362.81)	-

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Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	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	(22,000.00)	-	22,000.00	-
8010 - Reserve Interest Income	(19.80)	-	19.80	(175.26)	-	175.26	-
Total Expense	(4,419.80)	-	4,419.80	(22,175.26)	-	22,175.26	-
Total Expense	(4,419.80)	-	4,419.80	(22,175.26)	-	22,175.26	-
Reserve Net Total	4,419.80	-	4,419.80	22,175.26	-	22,175.26	-
Net Total	(2,525.53)	-	(2,525.53)	(23,187.55)	-	(23,187.55)	-