

North End Townhome Condominiums, Inc

Balance Sheet For 10/31/2025

Assets

Mutual of Omaha Bank Operating	(506.30)
Mutual of Omaha - Reserve Ac	\$111,438.83
—Accounts- Receivable—	\$2,621.58
Working Capital Reserves - Con	\$2,398.00

Total Assets

	<u>\$115,952.11</u>
Total Assets	<u>\$115,952.11</u>

Liabilities

Accounts Payable	\$43,429.08
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	\$7,624.35
Suspense	\$369.88

Total Liabilities

\$146,497.05

Equity

Net Income	(\$25,827.32)
Retained Earnings	(\$4,707.62)
Bank Charges/Fees	(\$10.00)

Total Equity

(\$30,544.94)

Total Liabilities / Equity

\$115,952.11

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	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)	220,447.40	220,447.50	(10)	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	.44	-	.44	19.44	-	19.44	-
4500 - Reserve Income	(2,200.00)	(2,200.00)	-	(24,200.00)	(22,000.00)	(2,200.00)	(26,400.00)
4850 - Bank Charges	-	-	-	20.00	-	20.00	-
Total Income	19,845.18	19,844.75	.43	196,928.82	198,447.50	(1,518.68)	238,137.00
Total Income	19,845.18	19,844.75	.43	196,928.82	198,447.50	(1,518.68)	238,137.00

Operating Expense

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

Expense							
5000 - Electric	150.48	108.33	(42.15)	1,169.22	1,083.30	(85.92)	1,300.00
5100 - Water - Domestic	2,446.15	2,083.33	(362.82)	24,348.98	20,833.30	(3,515.68)	25,000.00
5150 - Water - Irrigation	238.98	383.33	144.35	3,626.53	3,833.30	206.77	4,600.00
5400 - Trash Removal	788.04	833.33	45.29	7,880.40	8,333.30	452.90	10,000.00
6000 - Building Maint.	-	833.33	833.33	22,785.18	8,333.30	(14,451.88)	10,000.00
6100 - Roof/Gutter Repairs	-	166.67	166.67	330.00	1,666.70	1,336.70	2,000.00
6150 - Painting	-	1,166.67	1,166.67	25,000.00	11,666.70	(13,333.30)	14,000.00
6400 - Pest Control	95.00	125.00	30.00	1,430.00	1,250.00	(180.00)	1,500.00
6500 - Landscape Contract	3,320.00	1,916.67	(1,403.33)	20,375.00	19,166.70	(1,208.30)	23,000.00
6525 - Irrigation Repairs	4,070.00	125.00	(3,945.00)	5,083.85	1,250.00	(3,833.85)	1,500.00
6550 - Plants/Trees	200.00	-	(200.00)	8,650.00	-	(8,650.00)	-
6570 - Fence Maintenance	-	75.00	75.00	2,266.37	750.00	(1,516.37)	900.00
6585 - Snow Removal	-	1,166.67	1,166.67	5,475.00	11,666.70	6,191.70	14,000.00
6625 - Asphalt/Concrete Maint	-	416.67	416.67	6,741.00	4,166.70	(2,574.30)	5,000.00
6750 - Lighting Maintenance	-	16.67	16.67	212.02	166.70	(45.32)	200.00
6800 - Misc Grounds Maint	-	833.33	833.33	186.40	8,333.30	8,146.90	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	-	13,490.00	13,490.00	-	16,188.00
7100 - Administration	202.16	325.00	122.84	2,206.67	3,250.00	1,043.33	3,900.00
7200 - Insurance	5,391.16	4,795.75	(595.41)	53,911.60	47,957.50	(5,954.10)	57,549.00
7300 - Audit/Tax Return	-	41.67	41.67	-	416.70	416.70	500.00
7450 - Homeowners' Association Dues	2,445.00	2,458.33	13.33	24,451.00	24,583.30	132.30	29,500.00
7500 - Legal	195.00	208.33	13.33	195.00	2,083.30	1,888.30	2,500.00
7700 - Reserve Study	-	416.67	416.67	-	4,166.70	4,166.70	5,000.00

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Expense	20,890.97	19,844.75	(1,046.22)	247,140.02	198,447.50	(48,692.52)	238,137.00
Total Expense	20,890.97	19,844.75	(1,046.22)	247,150.02	198,447.50	(48,702.52)	238,137.00
Operating Net Total	(1,045.79)	-	(1,045.79)	(50,221.20)	-	(50,221.20)	-

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	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	(24,200.00)	-	24,200.00	-
8010 - Reserve Interest Income	(18.62)	-	18.62	(193.88)	-	193.88	-
Total Expense	(2,218.62)	-	2,218.62	(24,393.88)	-	24,393.88	-
Total Expense	(2,218.62)	-	2,218.62	(24,393.88)	-	24,393.88	-
Reserve Net Total	2,218.62	-	2,218.62	24,393.88	-	24,393.88	-
Net Total	1,172.83	-	1,172.83	(25,827.32)	-	(25,827.32)	-