

North End Townhome Condominums, Inc

Balance Sheet For 11/30/2025

Assets

Mutual of Omaha Bank Operating	\$9,754.98
Mutual of Omaha - Reserve Ac	\$113,655.76
Accounts Receivable	\$3,099.80
Working Capital Reserves - Con	\$2,398.00

Total Assets

	<u>\$128,908.54</u>
Total Assets	<u>\$128,908.54</u>

Liabilities

Accounts Payable	\$48,947.92
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	\$5,248.70
Suspense	\$369.88

Total Liabilities

\$149,640.24

Equity

Net Income	(\$16,014.08)
Retained Earnings	(\$4,707.62)
Bank Charges/Fees	(\$10.00)

Total Equity

(\$20,731.70)

Total Liabilities / Equity

\$128,908.54

North End Townhome Condominums, Inc

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	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)	242,492.14	242,492.25	(.11)	264,537.00
4100 - Late Fee Income	15.00	-	15.00	105.00	-	105.00	-
4110 - Late Fee Interest Income	-	-	-	36.96	-	36.96	-
4350 - Working Capital	819.90	-	819.90	1,334.92	-	1,334.92	-
4400 - Miscellaneous Income	6,850.12	-	6,850.12	6,850.12	-	6,850.12	-
4450 - Operating Interest Income	.60	-	.60	20.04	-	20.04	-
4500 - Reserve Income	(2,200.00)	(2,200.00)	-	(26,400.00)	(24,200.00)	(2,200.00)	(26,400.00)
4850 - Bank Charges	-	-	-	20.00	-	20.00	-
Total Income	27,530.36	19,844.75	7,685.61	224,459.18	218,292.25	6,166.93	238,137.00
Total Income	27,530.36	19,844.75	7,685.61	224,459.18	218,292.25	6,166.93	238,137.00

Operating Expense

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

Expense							
5000 - Electric	61.74	108.33	46.59	1,230.96	1,191.63	(39.33)	1,300.00
5100 - Water - Domestic	2,463.60	2,083.33	(380.27)	26,812.58	22,916.63	(3,895.95)	25,000.00
5150 - Water - Irrigation	36.13	383.33	347.20	3,662.66	4,216.63	553.97	4,600.00
5400 - Trash Removal	788.04	833.33	45.29	8,668.44	9,166.63	498.19	10,000.00
6000 - Building Maint.	-	833.33	833.33	22,785.18	9,166.63	(13,618.55)	10,000.00
6100 - Roof/Gutter Repairs	-	166.67	166.67	330.00	1,833.37	1,503.37	2,000.00
6150 - Painting	-	1,166.67	1,166.67	25,000.00	12,833.37	(12,166.63)	14,000.00
6400 - Pest Control	-	125.00	125.00	1,430.00	1,375.00	(55.00)	1,500.00
6500 - Landscape Contract	2,720.00	1,916.67	(803.33)	23,095.00	21,083.37	(2,011.63)	23,000.00
6525 - Irrigation Repairs	-	125.00	125.00	5,083.85	1,375.00	(3,708.85)	1,500.00
6550 - Plants/Trees	-	-	-	8,650.00	-	(8,650.00)	-
6570 - Fence Maintenance	-	75.00	75.00	2,266.37	825.00	(1,441.37)	900.00
6585 - Snow Removal	-	1,166.67	1,166.67	5,475.00	12,833.37	7,358.37	14,000.00
6625 - Asphalt/Concrete Maint	-	416.67	416.67	6,741.00	4,583.37	(2,157.63)	5,000.00
6750 - Lighting Maintenance	-	16.67	16.67	212.02	183.37	(28.65)	200.00
6800 - Misc Grounds Maint	-	833.33	833.33	186.40	9,166.63	8,980.23	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	-	14,839.00	14,839.00	-	16,188.00
7100 - Administration	297.92	325.00	27.08	2,504.59	3,575.00	1,070.41	3,900.00
7200 - Insurance	7,202.12	4,795.75	(2,406.37)	61,113.72	52,753.25	(8,360.47)	57,549.00
7300 - Audit/Tax Return	-	41.67	41.67	-	458.37	458.37	500.00
7450 - Homeowners' Association Dues	2,445.00	2,458.33	13.33	26,896.00	27,041.63	145.63	29,500.00
7500 - Legal	620.50	208.33	(412.17)	815.50	2,291.63	1,476.13	2,500.00

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7700 - Reserve Study	-	416.67	416.67	1,950.00	4,583.37	2,633.37	5,000.00
Total Expense	17,984.05	19,844.75	1,860.70	267,074.07	218,292.25	(48,781.82)	238,137.00
Total Expense	17,984.05	19,844.75	1,860.70	267,084.07	218,292.25	(48,791.82)	238,137.00
Operating Net Total	9,546.31	-	9,546.31	(42,624.89)	-	(42,624.89)	-

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	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	(26,400.00)	-	26,400.00	-
8010 - Reserve Interest Income	(16.93)	-	16.93	(210.81)	-	210.81	-
Total Expense	(2,216.93)	-	2,216.93	(26,610.81)	-	26,610.81	-
Total Expense	(2,216.93)	-	2,216.93	(26,610.81)	-	26,610.81	-
Reserve Net Total	2,216.93	-	2,216.93	26,610.81	-	26,610.81	-
Net Total	11,763.24	-	11,763.24	(16,014.08)	-	(16,014.08)	-