

North End Townhome Condominums, Inc

Balance Sheet For 12/31/2025

Assets

| | |
|--------------------------------|--------------|
| Mutual of Omaha Bank Operating | \$10,959.59 |
| Mutual of Omaha - Reserve Ac | \$115,875.09 |
| Accounts Receivable | \$2,943.02 |
| Working Capital Reserves - Con | \$2,398.00 |

Total Assets

| | |
|---------------------|----------------------------|
| | <u>\$132,175.70</u> |
| Total Assets | <u>\$132,175.70</u> |

Liabilities

| | |
|-------------------------------|--------------|
| Accounts Payable | \$45,361.29 |
| 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 | \$11,796.50 |
| Suspense | \$369.88 |

Total Liabilities

\$152,601.41

Equity

| | |
|-------------------|---------------|
| Net Income | (\$15,708.09) |
| Retained Earnings | (\$4,707.62) |
| Bank Charges/Fees | (\$10.00) |

Total Equity

(\$20,425.71)

| | |
|-----------------------------------|----------------------------|
| Total Liabilities / Equity | <u>\$132,175.70</u> |
|-----------------------------------|----------------------------|

North End Townhome Condominums, Inc

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

| | 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) | 264,536.88 | 264,537.00 | (.12) | 264,537.00 |
| 4100 - Late Fee Income | 45.00 | - | 45.00 | 150.00 | - | 150.00 | - |
| 4110 - Late Fee Interest Income | - | - | - | 36.96 | - | 36.96 | - |
| 4350 - Working Capital | - | - | - | 1,334.92 | - | 1,334.92 | - |
| 4400 - Miscellaneous Income | (6,850.12) | - | (6,850.12) | - | - | - | - |
| 4450 - Operating Interest Income | .42 | - | .42 | 20.46 | - | 20.46 | - |
| 4500 - Reserve Income | (2,200.00) | (2,200.00) | - | (28,600.00) | (26,400.00) | (2,200.00) | (26,400.00) |
| 4850 - Bank Charges | - | - | - | 20.00 | - | 20.00 | - |
| Total Income | 13,040.04 | 19,844.75 | (6,804.71) | 237,499.22 | 238,137.00 | (637.78) | 238,137.00 |
| Total Income | 13,040.04 | 19,844.75 | (6,804.71) | 237,499.22 | 238,137.00 | (637.78) | 238,137.00 |

Operating Expense

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

| | | | | | | | |
|-------------------------------------|----------|----------|----------|-----------|-----------|-------------|-----------|
| Expense | | | | | | | |
| 5000 - Electric | 106.85 | 108.37 | 1.52 | 1,337.81 | 1,300.00 | (37.81) | 1,300.00 |
| 5100 - Water - Domestic | 2,428.70 | 2,083.37 | (345.33) | 29,241.28 | 25,000.00 | (4,241.28) | 25,000.00 |
| 5150 - Water - Irrigation | 36.13 | 383.37 | 347.24 | 3,698.79 | 4,600.00 | 901.21 | 4,600.00 |
| 5400 - Trash Removal | 788.04 | 833.37 | 45.33 | 8,668.44 | 10,000.00 | 1,331.56 | 10,000.00 |
| 6000 - Building Maint. | 1,650.00 | 833.37 | (816.63) | 24,435.18 | 10,000.00 | (14,435.18) | 10,000.00 |
| 6100 - Roof/Gutter Repairs | - | 166.63 | 166.63 | 330.00 | 2,000.00 | 1,670.00 | 2,000.00 |
| 6150 - Painting | - | 1,166.63 | 1,166.63 | 25,000.00 | 14,000.00 | (11,000.00) | 14,000.00 |
| 6400 - Pest Control | - | 125.00 | 125.00 | 1,430.00 | 1,500.00 | 70.00 | 1,500.00 |
| 6500 - Landscape Contract | - | 1,916.63 | 1,916.63 | 23,095.00 | 23,000.00 | (95.00) | 23,000.00 |
| 6525 - Irrigation Repairs | - | 125.00 | 125.00 | 5,083.85 | 1,500.00 | (3,583.85) | 1,500.00 |
| 6550 - Plants/Trees | - | - | - | 8,650.00 | - | (8,650.00) | - |
| 6570 - Fence Maintenance | 307.42 | 75.00 | (232.42) | 2,573.79 | 900.00 | (1,673.79) | 900.00 |
| 6585 - Snow Removal | 1,050.92 | 1,166.63 | 115.71 | 6,525.92 | 14,000.00 | 7,474.08 | 14,000.00 |
| 6625 - Asphalt/Concrete Maint | - | 416.63 | 416.63 | 6,741.00 | 5,000.00 | (1,741.00) | 5,000.00 |
| 6750 - Lighting Maintenance | - | 16.63 | 16.63 | 212.02 | 200.00 | (12.02) | 200.00 |
| 6800 - Misc Grounds Maint | - | 833.37 | 833.37 | 186.40 | 10,000.00 | 9,813.60 | 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 | - | 16,188.00 | 16,188.00 | - | 16,188.00 |
| 7100 - Administration | - | 325.00 | 325.00 | 2,504.59 | 3,900.00 | 1,395.41 | 3,900.00 |
| 7200 - Insurance | 5,433.36 | 4,795.75 | (637.61) | 66,547.08 | 57,549.00 | (8,998.08) | 57,549.00 |
| 7300 - Audit/Tax Return | - | 41.63 | 41.63 | - | 500.00 | 500.00 | 500.00 |
| 7450 - Homeowners' Association Dues | 2,445.00 | 2,458.37 | 13.37 | 29,341.00 | 29,500.00 | 159.00 | 29,500.00 |
| 7500 - Legal | 146.00 | 208.37 | 62.37 | 961.50 | 2,500.00 | 1,538.50 | 2,500.00 |

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

| | Current Period | | | Year To Date | | | Annual Budget |
|----------------------------|-------------------|------------------|-------------------|--------------------|-------------------|--------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Operating Expense | | | | | | | |
| 7700 - Reserve Study | - | 416.63 | 416.63 | 1,950.00 | 5,000.00 | 3,050.00 | 5,000.00 |
| Total Expense | 15,741.42 | 19,844.75 | 4,103.33 | 282,027.45 | 238,137.00 | (43,890.45) | 238,137.00 |
| Total Expense | 15,741.42 | 19,844.75 | 4,103.33 | 282,037.45 | 238,137.00 | (43,900.45) | 238,137.00 |
| Operating Net Total | (2,701.38) | - | (2,701.38) | (44,538.23) | - | (44,538.23) | - |

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

| | 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 | (28,600.00) | - | 28,600.00 | - |
| 8010 - Reserve Interest Income | (19.33) | - | 19.33 | (230.14) | - | 230.14 | - |
| Total Expense | (2,219.33) | - | 2,219.33 | (28,830.14) | - | 28,830.14 | - |
| Total Expense | (2,219.33) | - | 2,219.33 | (28,830.14) | - | 28,830.14 | - |
| | | | | | | | |
| Reserve Net Total | 2,219.33 | - | 2,219.33 | 28,830.14 | - | 28,830.14 | - |
| Net Total | (482.05) | - | (482.05) | (15,708.09) | - | (15,708.09) | - |