

North End Townhome Condominiums, Inc

Balance Sheet For 2/28/2026

Assets

Mutual of Omaha Bank Operating	\$30,742.56
Mutual of Omaha - Reserve Ac	\$115,912.55
Accounts Receivable	\$1,811.23
Working Capital Reserves - Con	\$2,398.00

Total Assets

	<u>\$150,864.34</u>
Total Assets	<u><u>\$150,864.34</u></u>

Liabilities

Accounts Payable	\$43,431.76
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	\$16,720.57
Suspense	\$369.88

Total Liabilities

\$155,595.95

Equity

Net Income	\$15,694.10
Retained Earnings	(\$20,415.71)
Bank Charges/Fees	(\$10.00)

Total Equity

(\$4,731.61)

Total Liabilities / Equity

\$150,864.34

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	23,810.56	23,843.08	(32.52)	47,621.12	47,686.16	(65.04)	286,117.00
4100 - Late Fee Income	45.00	-	45.00	75.00	-	75.00	-
4450 - Operating Interest Income	1.15	-	1.15	2.03	-	2.03	-
4500 - Reserve Income	(2,384.34)	(2,384.33)	(0.01)	(4,768.68)	(4,768.66)	(0.02)	(28,612.00)
Total Income	21,472.37	21,458.75	13.62	42,929.47	42,917.50	11.97	257,505.00
Total Income	21,472.37	21,458.75	13.62	42,929.47	42,917.50	11.97	257,505.00
Operating Expense							
Expense							
5000 - Electric	107.61	125.00	17.39	215.12	250.00	34.88	1,500.00
5100 - Water - Domestic	2,439.17	2,416.67	(22.50)	4,871.36	4,833.34	(38.02)	29,000.00
5150 - Water - Irrigation	36.13	325.00	288.87	72.26	650.00	577.74	3,900.00
5400 - Trash Removal	-	900.00	900.00	1,634.78	1,800.00	165.22	10,800.00
6000 - Building Maint.	-	1,416.67	1,416.67	-	2,833.34	2,833.34	17,000.00
6100 - Roof/Gutter Repairs	-	83.33	83.33	-	166.66	166.66	1,000.00
6150 - Painting	-	1,658.33	1,658.33	-	3,316.66	3,316.66	19,900.00
6400 - Pest Control	-	125.00	125.00	95.00	250.00	155.00	1,500.00
6500 - Landscape Contract	-	2,000.00	2,000.00	-	4,000.00	4,000.00	24,000.00
6525 - Irrigation Repairs	-	291.67	291.67	-	583.34	583.34	3,500.00
6570 - Fence Maintenance	-	416.67	416.67	-	833.34	833.34	5,000.00
6585 - Snow Removal	-	1,000.00	1,000.00	-	2,000.00	2,000.00	12,000.00
6625 - Asphalt/Concrete Maint	-	416.67	416.67	-	833.34	833.34	5,000.00
6750 - Lighting Maintenance	-	25.00	25.00	-	50.00	50.00	300.00
6800 - Misc Grounds Maint	-	416.67	416.67	-	833.34	833.34	5,000.00
7000 - Management	1,416.42	1,416.42	-	2,832.84	2,832.84	-	16,997.00
7100 - Administration	160.14	250.00	89.86	412.38	500.00	87.62	3,000.00
7200 - Insurance	5,975.31	5,998.67	23.36	12,249.09	11,997.34	(251.75)	71,984.00
7300 - Audit/Tax Return	-	41.67	41.67	-	83.34	83.34	500.00
7450 - Homeowners' Association Dues	2,445.00	1,927.00	(518.00)	4,890.00	3,854.00	(1,036.00)	23,124.00
7500 - Legal	-	208.33	208.33	-	416.66	416.66	2,500.00
Total Expense	12,579.78	21,458.77	8,878.99	27,272.83	42,917.54	15,644.71	257,505.00
Total Expense	12,579.78	21,458.77	8,878.99	27,272.83	42,917.54	15,644.71	257,505.00
Operating Net Total	8,892.59	(.02)	8,892.61	15,656.64	(.04)	15,656.68	-

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Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
Expense							
8010 - Reserve Interest Income	(17.78)	-	17.78	(37.46)	-	37.46	-
Total Expense	(17.78)	-	17.78	(37.46)	-	37.46	-
Total Expense	(17.78)	-	17.78	(37.46)	-	37.46	-
Reserve Net Total	17.78	-	17.78	37.46	-	37.46	-
Net Total	8,910.37	(.02)	8,910.39	15,694.10	(.04)	15,694.14	-