

North End Townhome Condominiums, Inc

Balance Sheet For 4/30/2026

Assets

Mutual of Omaha Bank Operating	\$8,743.96
Mutual of Omaha - Reserve Ac	\$144,649.11
Accounts Receivable	\$3,483.07
Working Capital Reserves - Con	\$2,398.00

Total Assets

	\$159,274.14
Total Assets	\$159,274.14

Liabilities

Accounts Payable	\$14,863.43
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	\$12,797.05
Suspense	\$369.88

Total Liabilities

\$123,104.10

Equity

Net Income	\$56,595.75
Retained Earnings	(\$20,415.71)
Bank Charges/Fees	(\$10.00)

Total Equity

	\$36,170.04
Total Liabilities / Equity	\$159,274.14

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	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)	95,242.24	95,372.32	(130.08)	286,117.00
4055 - Work Order	-	-	-	250.00	-	250.00	-
4100 - Late Fee Income	30.00	-	30.00	135.00	-	135.00	-
4450 - Operating Interest Income	(2,382.71)	-	(2,382.71)	(2,379.17)	-	(2,379.17)	-
4500 - Reserve Income	-	(2,384.33)	2,384.33	(7,153.02)	(9,537.32)	2,384.30	(28,612.00)
Total Income	21,457.85	21,458.75	(.90)	86,095.05	85,835.00	260.05	257,505.00
Total Income	21,457.85	21,458.75	(.90)	86,095.05	85,835.00	260.05	257,505.00
Operating Expense							
Expense							
5000 - Electric	105.10	125.00	19.90	427.04	500.00	72.96	1,500.00
5100 - Water - Domestic	2,418.23	2,416.67	(1.56)	9,753.19	9,666.68	(86.51)	29,000.00
5150 - Water - Irrigation	130.36	325.00	194.64	238.75	1,300.00	1,061.25	3,900.00
5400 - Trash Removal	846.74	900.00	53.26	3,328.26	3,600.00	271.74	10,800.00
6000 - Building Maint.	11,750.00	1,416.67	(10,333.33)	11,750.00	5,666.68	(6,083.32)	17,000.00
6100 - Roof/Gutter Repairs	-	83.33	83.33	-	333.32	333.32	1,000.00
6150 - Painting	19,900.00	1,658.33	(18,241.67)	19,900.00	6,633.32	(13,266.68)	19,900.00
6400 - Pest Control	95.00	125.00	30.00	190.00	500.00	310.00	1,500.00
6500 - Landscape Contract	2,050.00	2,000.00	(50.00)	2,050.00	8,000.00	5,950.00	24,000.00
6525 - Irrigation Repairs	148.00	291.67	143.67	148.00	1,166.68	1,018.68	3,500.00
6570 - Fence Maintenance	-	416.67	416.67	150.00	1,666.68	1,516.68	5,000.00
6585 - Snow Removal	-	1,000.00	1,000.00	-	4,000.00	4,000.00	12,000.00
6625 - Asphalt/Concrete Maint	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
6750 - Lighting Maintenance	-	25.00	25.00	-	100.00	100.00	300.00
6800 - Misc Grounds Maint	97.18	416.67	319.49	97.18	1,666.68	1,569.50	5,000.00
7000 - Management	1,416.42	1,416.42	-	5,665.68	5,665.68	-	16,997.00
7100 - Administration	201.34	250.00	48.66	1,401.31	1,000.00	(401.31)	3,000.00
7200 - Insurance	5,976.31	5,998.67	22.36	24,200.71	23,994.68	(206.03)	71,984.00
7300 - Audit/Tax Return	-	41.67	41.67	-	166.68	166.68	500.00
7450 - Homeowners' Association Dues	377.00	1,927.00	1,550.00	7,712.00	7,708.00	(4.00)	23,124.00
7500 - Legal	-	208.33	208.33	-	833.32	833.32	2,500.00
Total Expense	45,511.68	21,458.77	(24,052.91)	87,012.12	85,835.08	(1,177.04)	257,505.00
Total Expense	45,511.68	21,458.77	(24,052.91)	87,012.12	85,835.08	(1,177.04)	257,505.00
Operating Net Total	(24,053.83)	(.02)	(24,053.81)	(917.07)	(.08)	(916.99)	

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Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
Expense							
8000 - Reserve Contributions	(2,384.34)	-	2,384.34	(9,537.36)	-	9,537.36	-
8010 - Reserve Interest Income	(20.27)	-	20.27	(77.46)	-	77.46	-
8050 - Reserve Expense	-	-	-	(47,898.00)	-	47,898.00	-
Total Expense	(2,404.61)	-	2,404.61	(57,512.82)	-	57,512.82	-
Total Expense	(2,404.61)	-	2,404.61	(57,512.82)	-	57,512.82	-
Reserve Net Total	2,404.61	-	2,404.61	57,512.82	-	57,512.82	-
Net Total	(21,649.22)	(.02)	(21,649.20)	56,595.75	(.08)	56,595.83	-