

MANOR AT OLDE IVY CONDOS

Balance Sheet

Period 02/28/2018

Assets

Bank

1015	Cash Operating Mutual of Omaha	174,326.33
1017	Cash Vinings Bank Checking	84,212.72
1025	Cash Reserves Mutual of Omaha	73,707.41
1029	Money Mkt Vinings Bank	105,202.42

Total Bank

437,448.88

Other Assets

1400	Building Improvements	216,000.00
1405	Amortized Building Improvements	(122,893.57)

Total Other Assets

93,106.43

Total Assets

530,555.31

Liabilities & Equity

2614	Exp Pd fr Reserve -CY	(46,220.39)
		<u>(46,220.39)</u>

Liability

2110	Prepaid Dues	51,222.88
2250	Insurance Recoveries	147,422.00
2500	Bank Loans Payable	93,106.43
2601	Transfer to Reserves-S/A	760.96

Total Liability

292,512.27

Reserve Activity

2600	Transfer to Reserves	26,441.84
2605	Reserve Capital Contribution	3,045.40

Total Reserve Activity

29,487.24

Equity

2810	Retained Earnings	260,826.11
	Net Income/(Loss)	(6,049.92)

Total Equity

254,776.19

Total Liabilities & Equity

530,555.31

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Income Expense Statement

Posted 2/1/2018 to 2/28/2018 11:59:00 PM

	Current Month 1000 - Operating				Year to Date 1000 - Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessment Revenue									
3000 Homeowner Fees	47,501.08	48,100.00	(598.92)	-1.25%	98,670.27	96,200.00	2,470.27	2.57%	577,200.00
3010 Special Assessment	410.50	2,291.67	(1,881.17)	-82.09%	760.96	4,583.34	(3,822.38)	-83.40%	27,500.00
3016 Master Association Due	17,844.37	15,428.33	2,416.04	15.66%	36,123.81	30,856.66	5,267.15	17.07%	185,140.00
✓3020 Late Fees	1,686.60	250.00	1,436.60	574.64%	752.33	500.00	252.33	50.47%	3,000.00
3030 Interest Inc. Homeowne	(951.75)	0.00	(951.75)	0.00%	452.96	0.00	452.96	0.00%	0.00
3060 Capital Contributions	1,467.98	1,333.33	134.65	10.10%	3,045.40	2,666.66	378.74	14.20%	16,000.00
TOTAL Assessment	67,958.78	67,403.33	555.45	0.82%	139,805.73	134,806.66	4,999.07	3.71%	808,840.00
Other Revenue									
3900 Bank Interest	39.33	32.50	6.83	21.02%	78.70	65.00	13.70	21.08%	390.00
3972 Duct Cleaning	0.00	0.00	0.00	0.00%	50.00	0.00	50.00	0.00%	0.00
TOTAL Other Revenue	39.33	32.50	6.83	21.02%	128.70	65.00	63.70	98.00%	390.00
TOTAL Income	67,998.11	67,435.83	562.28	0.83%	139,934.43	134,871.66	5,062.77	3.75%	809,230.00
Expense									
Administrative									
4010 Insurance	6,309.65	5,548.33	761.32	13.72%	12,619.30	11,096.66	1,522.64	13.72%	66,580.00
4020 Management Expense	3,642.00	3,642.00	0.00	0.00%	7,284.00	7,284.00	0.00	0.00%	43,704.00
4030 Legal Fees	0.46	416.67	(416.21)	-99.89%	1,551.92	833.34	718.58	86.23%	5,000.00
4031 Legal Expense-Collectic	0.00	(416.67)	416.67	-100.00%	0.00	(833.34)	833.34	-100.00%	(5,000.00)
4040 Office & Admin Expense	578.61	333.33	245.28	73.58%	1,748.37	666.66	1,081.71	162.26%	4,000.00
4096 Master Association Exp.	15,435.00	15,435.00	0.00	0.00%	30,870.00	30,870.00	0.00	0.00%	185,220.00
4130 Tax/Audit/License	265.00	0.00	265.00	0.00%	265.00	0.00	265.00	0.00%	325.00
4600 Interest Bank Loan	415.88	500.00	(84.12)	-16.82%	847.76	1,000.00	(152.24)	-15.22%	6,000.00
4605 Loan Payment	3,856.84	3,775.00	81.84	2.17%	7,697.68	7,550.00	147.68	1.96%	45,300.00
TOTAL Administrative	30,503.44	29,233.66	1,269.78	4.34%	62,884.03	58,467.32	4,416.71	7.55%	351,129.00
Grounds & Landscaping									
5041 Janitorial Contract	3,233.00	3,791.67	(558.67)	-14.73%	8,071.00	7,583.34	487.66	6.43%	45,500.00
TOTAL Grounds &	3,233.00	3,791.67	(558.67)	-14.73%	8,071.00	7,583.34	487.66	6.43%	45,500.00
Repairs & Maint.									
✓7000 Plumbing Repairs	358.00	208.33	149.67	71.84%	1,095.00	416.66	678.34	162.80%	2,500.00
7010 Electrical Repair	0.00	166.67	(166.67)	-100.00%	0.00	333.34	(333.34)	-100.00%	2,000.00
7030 Roof Repairs	0.00	1,916.67	(1,916.67)	-100.00%	0.00	3,833.34	(3,833.34)	-100.00%	23,000.00
7059 Elevator Contract	0.00	1,416.67	(1,416.67)	-100.00%	4,330.20	2,833.34	1,496.86	52.83%	17,000.00
7060 Elevator Repair /Mainte	0.00	208.33	(208.33)	-100.00%	0.00	416.66	(416.66)	-100.00%	2,500.00
✓7070 Building Repair & Maint	2,160.14	4,333.33	(2,173.19)	-50.15%	6,246.73	8,666.66	(2,419.93)	-27.92%	52,000.00
7085 HVAC Maintenance	0.00	500.00	(500.00)	-100.00%	5,005.00	1,000.00	4,005.00	400.50%	6,000.00
7305 Pest Control	286.00	250.00	36.00	14.40%	411.00	500.00	(89.00)	-17.80%	3,000.00
TOTAL Repairs & Maint.	2,804.14	9,000.00	(6,195.86)	-68.84%	17,087.93	18,000.00	(912.07)	-5.07%	108,000.00
Safety									
7405 Fire Alarm Repair & Mai	160.00	541.67	(381.67)	-70.46%	850.00	1,083.34	(233.34)	-21.54%	6,500.00
7410 Fire Extinguisher	0.00	37.50	(37.50)	-100.00%	0.00	75.00	(75.00)	-100.00%	450.00
7415 Fire Sprinkler System	0.00	750.00	(750.00)	-100.00%	0.00	1,500.00	(1,500.00)	-100.00%	9,000.00
7416 Fire Safety Inspection	0.00	83.33	(83.33)	-100.00%	0.00	166.66	(166.66)	-100.00%	1,000.00
7445 Gate Maintenance & Re	0.00	666.67	(666.67)	-100.00%	1,269.18	1,333.34	(64.16)	-4.81%	8,000.00
TOTAL Safety	160.00	2,079.17	(1,919.17)	-92.30%	2,119.18	4,158.34	(2,039.16)	-49.04%	24,950.00
Utility									

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	Current Month 1000 - Operating				Year to Date 1000 - Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
8000 Utilities - Electric	7,811.79	4,833.33	2,978.46	61.62%	12,484.43	9,666.66	2,817.77	29.15%	58,000.00
8010 Utilities - Gas	1,656.32	750.00	906.32	120.84%	2,914.10	1,500.00	1,414.10	94.27%	9,000.00
8035 Utilities - Trash Remova	0.00	0.00	0.00	0.00%	6,944.95	8,500.00	(1,555.05)	-18.29%	34,000.00
8050 Utilities - Phone	1,641.54	1,666.67	(25.13)	-1.51%	3,230.53	3,333.34	(102.81)	-3.08%	20,000.00
TOTAL Utility	11,109.65	7,250.00	3,859.65	53.24%	25,574.01	23,000.00	2,574.01	11.19%	121,000.00
Reserve Expense (Income)									
9000 Transfer to Reserves	13,220.92	13,220.92	0.00	0.00%	26,441.84	26,441.84	0.00	0.00%	158,651.00
9003 Reserve-Special Asses:	410.50	0.00	410.50	0.00%	760.96	0.00	760.96	0.00%	0.00
9005 Reserve-Capital Transf	1,467.98	0.00	1,467.98	0.00%	3,045.40	0.00	3,045.40	0.00%	0.00
9547 Reserve-Building Maint	43,494.20	0.00	43,494.20	0.00%	46,220.39	0.00	46,220.39	0.00%	0.00
9600 Exp Pd fr Reserve	(46,220.39)	0.00	(46,220.39)	0.00%	(46,220.39)	0.00	(46,220.39)	0.00%	0.00
TOTAL Reserve Expense	12,373.21	13,220.92	(847.71)	-6.41%	30,248.20	26,441.84	3,806.36	14.40%	158,651.00
TOTAL Expense	60,183.44	64,575.42	(4,391.98)	-6.80%	145,984.35	137,650.84	8,333.51	6.05%	809,230.00
Excess Revenue / (Expense)	7,814.67	2,860.41	4,954.26		(6,049.92)	(2,779.18)	(3,270.74)		0.00