

MANOR AT OLDE IVY CONDOS

Balance Sheet

Period 04/30/2018

Assets

Bank

1015	Cash Operating Mutual of Omaha	150,393.93
1017	Cash Vinings Bank Checking	84,212.72
1025	Cash Reserves Mutual of Omaha	114,257.63
1029	Money Mkt Vinings Bank	105,246.38

Total Bank 454,110.66

Other Assets

1400	Building Improvements	216,000.00
1405	Amortized Building Improvements	(130,699.39)

Total Other Assets 85,300.61

Total Assets

539,411.27

Liabilities & Equity

Liability

2110	Prepaid Dues	40,208.88
2250	Insurance Recoveries	147,422.00
2500	Bank Loans Payable	85,300.61

Total Liability 272,931.49

Reserve Activity

2600	Transfer to Reserves	52,883.68
2601	Transfer to Reserves-S/A	27,861.87
2605	Reserve Capital Contribution	5,920.84
2614	Exp Pd fr Reserve -CY	(62,116.39)

Total Reserve Activity 24,550.00

Equity

2810	Retained Earnings	260,826.11
	Net Income/(Loss)	(18,896.33)

Total Equity 241,929.78

Total Liabilities & Equity

539,411.27

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Income Expense Statement

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	Current Month 1000 - Operating				Year to Date 1000 - Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessment Revenue									
3000 Homeowner Fees	45,903.64	48,100.00	(2,196.36)	-4.57%	190,976.72	192,400.00	(1,423.28)	-0.74%	577,200.00
3010 Special Assessment	258.84	2,291.67	(2,032.83)	-88.71%	27,861.87	9,166.68	18,695.19	203.95%	27,500.00
3016 Master Association Due	14,388.18	15,428.33	(1,040.15)	-6.74%	67,190.13	61,713.32	5,476.81	8.87%	185,140.00
3020 Late Fees	247.92	250.00	(2.08)	-0.83%	1,531.49	1,000.00	531.49	53.15%	3,000.00
3030 Interest Inc. Homeowne	0.00	0.00	0.00	0.00%	452.96	0.00	452.96	0.00%	0.00
3060 Capital Contributions	2,017.60	1,333.33	684.27	51.32%	5,920.84	5,333.32	587.52	11.02%	16,000.00
3090 Fines	31.60	0.00	31.60	0.00%	31.60	0.00	31.60	0.00%	0.00
TOTAL Assessment	62,847.78	67,403.33	(4,555.55)	-6.76%	293,965.61	269,613.32	24,352.29	9.03%	808,840.00
Other Revenue									
3900 Bank Interest	46.37	32.50	13.87	42.68%	166.97	130.00	36.97	28.44%	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	46.37	32.50	13.87	42.68%	216.97	130.00	86.97	66.90%	390.00
TOTAL Income	62,894.15	67,435.83	(4,541.68)	-6.73%	294,182.58	269,743.32	24,439.26	9.06%	809,230.00
Expense									
Administrative									
4010 Insurance	6,309.65	5,548.33	761.32	13.72%	25,238.60	22,193.32	3,045.28	13.72%	66,580.00
4020 Management Expense	3,642.00	3,642.00	0.00	0.00%	14,568.00	14,568.00	0.00	0.00%	43,704.00
4030 Legal Fees	220.47	416.67	(196.20)	-47.09%	1,796.51	1,666.68	129.83	7.79%	5,000.00
4031 Legal Expense-Collectic	0.00	(416.67)	416.67	-100.00%	0.00	(1,666.68)	1,666.68	-100.00%	(5,000.00)
4040 Office & Admin Expense	522.13	333.33	188.80	56.64%	2,686.88	1,333.32	1,353.56	101.52%	4,000.00
4096 Master Association Exp	15,435.00	15,435.00	0.00	0.00%	61,740.00	61,740.00	0.00	0.00%	185,220.00
4130 Tax/Audit/License	0.00	0.00	0.00	0.00%	265.00	325.00	(60.00)	-18.46%	325.00
4800 Interest Bank Loan	380.77	500.00	(119.23)	-23.85%	1,587.38	2,000.00	(412.62)	-20.63%	6,000.00
4805 Loan Payment	3,891.95	3,775.00	116.95	3.10%	15,503.50	15,100.00	403.50	2.67%	45,300.00
TOTAL Administrative	30,401.97	29,233.66	1,168.31	4.00%	123,385.87	117,259.64	6,126.23	5.22%	351,129.00
Grounds & Landscaping									
5041 Janitorial Contract	3,080.00	3,791.67	(711.67)	-18.77%	14,384.00	15,166.68	(782.68)	-5.16%	45,500.00
TOTAL Grounds &	3,080.00	3,791.67	(711.67)	-18.77%	14,384.00	15,166.68	(782.68)	-5.16%	45,500.00
Repairs & Maint.									
7000 Plumbing Repairs	179.00	208.33	(29.33)	-14.08%	1,274.00	833.32	440.68	52.88%	2,500.00
7010 Electrical Repair	0.00	166.67	(166.67)	-100.00%	0.00	666.68	(666.68)	-100.00%	2,000.00
7030 Roof Repairs	0.00	1,916.67	(1,916.67)	-100.00%	0.00	7,666.68	(7,666.68)	-100.00%	23,000.00
7069 Elevator Contract	4,330.20	1,416.67	2,913.53	205.66%	8,660.40	5,666.68	2,993.72	52.83%	17,000.00
7060 Elevator Repair /Mainte	0.00	208.33	(208.33)	-100.00%	0.00	833.32	(833.32)	-100.00%	2,500.00
7070 Building Repair & Maint	4,478.64	4,333.33	145.31	3.35%	16,709.06	17,333.32	(624.26)	-3.60%	52,000.00
7085 HVAC Maintenance	0.00	500.00	(500.00)	-100.00%	5,005.00	2,000.00	3,005.00	150.25%	6,000.00
7305 Pest Control	286.00	250.00	36.00	14.40%	697.00	1,000.00	(303.00)	-30.30%	3,000.00
TOTAL Repairs & Maint.	9,273.84	9,000.00	273.84	3.04%	32,345.46	36,000.00	(3,654.54)	-10.15%	108,000.00
Safety									
7405 Fire Alarm Repair & Mai	0.00	541.67	(541.67)	-100.00%	1,370.00	2,166.68	(796.68)	-36.77%	6,500.00
7410 Fire Extinguisher	0.00	37.50	(37.50)	-100.00%	0.00	150.00	(150.00)	-100.00%	450.00
7415 Fire Sprinkler System	4,900.00	750.00	4,150.00	553.33%	4,900.00	3,000.00	1,900.00	63.33%	9,000.00
7416 Fire Safety Inspection	0.00	83.33	(83.33)	-100.00%	0.00	333.32	(333.32)	-100.00%	1,000.00
7445 Gate Maintenance & Re	592.96	666.67	(73.71)	-11.06%	2,042.14	2,666.68	(624.54)	-23.42%	8,000.00
TOTAL Safety	5,492.96	2,079.17	3,413.79	164.19%	8,312.14	8,316.68	(4.54)	-0.05%	24,950.00

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Income Expense Statement

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	Current Month 1000 - Operating				Year to Date 1000 - Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Utility									
8000 Utilities - Electric	3,198.34	4,833.33	(1,634.99)	-33.83%	21,666.91	19,333.32	2,333.59	12.07%	58,000.00
8010 Utilities - Gas	1,063.30	750.00	313.30	41.77%	4,989.41	3,000.00	1,989.41	66.31%	9,000.00
8035 Utilities - Trash Remova	8,045.95	8,500.00	(454.05)	-5.34%	14,990.90	17,000.00	(2,009.10)	-11.82%	34,000.00
8050 Utilities - Phone	1,578.25	1,666.67	(88.42)	-5.31%	6,337.83	6,666.68	(328.85)	-4.93%	20,000.00
TOTAL Utility	<u>13,885.84</u>	<u>15,750.00</u>	<u>(1,864.16)</u>	<u>-11.84%</u>	<u>47,985.05</u>	<u>46,000.00</u>	<u>1,985.05</u>	<u>4.32%</u>	<u>121,000.00</u>
Reserve Expense (Income)									
9000 Transfer to Reserves	13,220.92	13,220.92	0.00	0.00%	52,883.68	52,883.68	0.00	0.00%	158,651.00
9003 Reserve-Special Asses	258.84	0.00	258.84	0.00%	27,861.87	0.00	27,861.87	0.00%	0.00
9005 Reserve-Capital Transfr	2,017.60	0.00	2,017.60	0.00%	5,920.84	0.00	5,920.84	0.00%	0.00
9547 Reserve-Building Maint	0.00	0.00	0.00	0.00%	46,220.39	0.00	46,220.39	0.00%	0.00
9587 Reserve-Light Installatic	15,896.00	0.00	15,896.00	0.00%	15,896.00	0.00	15,896.00	0.00%	0.00
9600 Exp Pd fr Reserve	(15,896.00)	0.00	(15,896.00)	0.00%	(62,116.39)	0.00	(62,116.39)	0.00%	0.00
TOTAL Reserve Expense	<u>15,497.36</u>	<u>13,220.92</u>	<u>2,276.44</u>	<u>17.22%</u>	<u>86,666.39</u>	<u>52,883.68</u>	<u>33,782.71</u>	<u>63.88%</u>	<u>158,651.00</u>
TOTAL Expense	<u>77,631.97</u>	<u>73,075.42</u>	<u>4,556.55</u>	<u>6.24%</u>	<u>313,078.91</u>	<u>275,626.68</u>	<u>37,452.23</u>	<u>13.59%</u>	<u>809,230.00</u>
Excess Revenue / (Expense)	<u>(14,737.82)</u>	<u>(5,639.59)</u>	<u>(9,098.23)</u>		<u>(18,896.33)</u>	<u>(5,883.36)</u>	<u>(13,012.97)</u>		<u>0.00</u>