

OLDE IVY AT VININGS TH

Balance Sheet

Period 09/30/2018

Consolidated

Assets

Bank

1015	Cash Operating Mutual of Omaha	80,555.18
1016	Cash Operating MOB-shadow acct	69,283.92
1027	Cash MMA Vinings Bank - THA Homes	665,572.93
1028	Cash MMA Vinings Bank - Courtyard Homes	151,173.42

Total Bank 966,585.45

Total Assets

966,585.45

Liabilities & Equity

Liability

2110	Prepaid Dues	26,421.20
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Total Liability 26,421.20

Reserve Activity

2600	Capital Contribution Transfer	2,290.00
2601	Transfer to Reserve - Townhomes	40,776.03
2602	Transfer to Reserve - Courtyard Homes	61,164.00
2605	Reserve Capital Contribution	2,480.00
2614	Exp Pd fr Reserve -CY	(69,283.92)

Total Reserve Activity 37,426.11

Equity

2810	Retained Earnings	880,504.42
	Net Income/(Loss)	22,233.72

Total Equity 902,738.14

Total Liabilities & Equity

966,585.45

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Income Expense Statement

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	Current Month Consolidated				Year to Date Consolidated				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessment Revenue									
3000 Common Area Fees	24,151.60	24,552.00	(400.40)	-1.63%	218,747.90	220,968.00	(2,220.10)	-1.00%	294,624.00
3020 Late Fees	93.88	0.00	93.88	0.00%	1,382.08	0.00	1,382.08	0.00%	0.00
3002 Courtyard Area Fees	5,889.60	5,769.60	120.00	2.08%	53,554.20	51,926.40	1,627.80	3.13%	69,235.20
3060 Capital Contributions	0.00	416.67	(416.67)	-100.00%	7,370.00	3,750.03	3,619.97	96.53%	5,000.00
3001 Townhome Area Fees	15,437.36	13,958.40	1,478.96	10.60%	133,334.36	125,625.60	7,708.76	6.14%	167,500.80
TOTAL Assessment Revenue	45,572.44	44,696.67	875.77	1.96%	414,388.54	402,270.03	12,118.51	3.01%	536,360.00
Other Revenue									
3900 Bank Interest	251.01	250.00	1.01	0.40%	4,031.05	2,250.00	1,781.05	79.16%	3,000.00
TOTAL Other Revenue	251.01	250.00	1.01	0.40%	4,031.05	2,250.00	1,781.05	79.16%	3,000.00
TOTAL Income	45,823.45	44,946.67	876.78	1.95%	418,419.59	404,520.03	13,899.56	3.44%	539,360.00
Expense									
Administrative									
4010 Insurance	8,234.24	8,340.00	(105.76)	-1.27%	73,607.16	75,060.00	(1,452.84)	-1.94%	100,080.00
4020 Management Expense	2,880.00	2,880.00	0.00	0.00%	25,920.00	25,920.00	0.00	0.00%	34,560.00
4030 Legal Fees	837.00	41.67	795.33	1908.64%	5,392.17	375.03	5,017.14	1337.80%	500.00
4031 Legal Expense-Collecti	0.00	0.00	0.00	0.00%	(371.00)	0.00	(371.00)	0.00%	0.00
4040 Office & Admin Expens	92.96	125.00	(32.04)	-25.63%	1,512.88	1,125.00	387.88	34.48%	1,500.00
4096 Master Assoc Exp	12,600.00	12,600.00	0.00	0.00%	113,400.00	113,400.00	0.00	0.00%	151,200.00
4107 Income Tax	0.00	0.00	0.00	0.00%	266.00	0.00	266.00	0.00%	0.00
4130 Tax/Audit/License	0.00	0.00	0.00	0.00%	315.00	500.00	(185.00)	-37.00%	500.00
TOTAL Administrative	24,644.20	23,986.67	657.53	2.74%	220,042.21	216,380.03	3,662.18	1.69%	288,340.00
Repairs & Maint.									
7000 Plumbing Repairs	0.00	83.33	(83.33)	-100.00%	1,833.79	749.97	1,083.82	144.52%	1,000.00
7300 Termite Bond	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	6,324.00
7305 Pest Control	620.00	310.00	310.00	100.00%	3,970.00	2,790.00	1,180.00	42.29%	3,720.00
7019 Gutter Cleaning/Repair	0.00	4,416.67	(4,416.67)	-100.00%	6,182.00	10,000.03	(3,818.03)	-38.18%	10,500.00
7030 Roof Repairs	1,530.00	1,327.09	202.91	15.29%	30,620.00	11,943.81	18,676.19	156.37%	15,925.00
7043 Exterior Repairs	0.00	0.00	0.00	0.00%	3,375.00	0.00	3,375.00	0.00%	0.00
7070 Building Repair & Maint	0.00	2,358.00	(2,358.00)	-100.00%	2,722.75	21,222.00	(18,499.25)	-87.17%	28,296.00
7089 General Maintenance	0.00	208.34	(208.34)	-100.00%	0.00	1,875.06	(1,875.06)	-100.00%	2,500.00
7077 Garage Beam Repair-T	0.00	0.00	0.00	0.00%	0.00	16,875.00	(16,875.00)	-100.00%	16,875.00
TOTAL Repairs & Maint.	2,150.00	8,703.43	(6,553.43)	-75.30%	48,703.54	65,455.87	(16,752.33)	-25.59%	85,140.00
Utility									
8034 Utilities - Trash Remov	0.00	0.00	0.00	0.00%	17,240.00	16,470.00	770.00	4.68%	21,960.00
TOTAL Utility	0.00	0.00	0.00	0.00%	17,240.00	16,470.00	770.00	4.68%	21,960.00
Reserve Expense (Income)									
9520 Reserve-Painting	3,490.09	12,513.00	(9,022.91)	-72.11%	31,583.09	112,617.00	(81,033.91)	-71.96%	150,156.00
9000 Transfer to Reserves	11,326.67	11,326.67	0.00	0.00%	101,940.03	101,940.03	0.00	0.00%	135,920.00
9002 Transfer from Reserves	(22,080.00)	(18,082.81)	(3,997.19)	22.10%	(69,283.92)	(162,745.29)	93,461.37	-57.43%	(216,993.75)
9005 Reserve-Capital Transf	0.00	666.67	(666.67)	-100.00%	4,770.00	6,000.03	(1,230.03)	-20.50%	8,000.00
9515 Reserve-Roofing	0.00	0.00	0.00	0.00%	29,745.92	0.00	29,745.92	0.00%	0.00
9584 Reserve-Dormer-CY	0.00	3,341.89	(3,341.89)	-100.00%	0.00	30,077.01	(30,077.01)	-100.00%	40,102.65
9031 Reserve-Exterior Maint	11,445.00	0.00	11,445.00	0.00%	11,445.00	0.00	11,445.00	0.00%	0.00
9583 Reserve-Dormer-TH	0.00	2,227.93	(2,227.93)	-100.00%	0.00	20,051.37	(20,051.37)	-100.00%	26,735.10
TOTAL Reserve Expense (Income)	4,181.76	11,993.35	(7,811.59)	-65.13%	110,200.12	107,940.15	2,259.97	2.09%	143,920.00

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Income Expense Statement

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	Current Month Consolidated				Year to Date Consolidated				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
TOTAL Expense	<u>30,975.96</u>	<u>44,683.45</u>	<u>(13,707.49)</u>	<u>-30.68%</u>	<u>396,185.87</u>	<u>406,246.05</u>	<u>(10,060.18)</u>	<u>-2.48%</u>	<u>539,360.00</u>
Excess Revenue / (Expense)	<u>14,847.49</u>	<u>263.22</u>	<u>14,584.27</u>		<u>22,233.72</u>	<u>(1,726.02)</u>	<u>23,959.74</u>		<u>0.00</u>