

MANOR AT OLDE IVY CONDOS

Balance Sheet

Period 10/31/2018

Assets

Bank

1015	Cash Operating Mutual of Omaha	172,212.41
1017	Cash Vinings Bank Checking	84,212.72
1025	Cash Reserves Mutual of Omaha	110,270.79
1029	Money Mkt Vinings Bank	105,379.10

Total Bank 472,075.02

Other Assets

1400	Building Improvements	216,000.00
1405	Amortized Building Improvements	(154,436.72)

Total Other Assets 61,563.28

Total Assets

533,638.30

Liabilities & Equity

Liability

2110	Prepaid Dues	40,147.41
2250	Insurance Recoveries	191,859.72
2500	Bank Loans Payable	61,563.28

Total Liability 293,570.41

Reserve Activity

2600	Transfer to Reserves	132,209.20
2601	Transfer to Reserves-S/A	29,987.07
2605	Reserve Capital Contribution	18,578.50
2614	Exp Pd fr Reserve -CY	(160,335.28)

Total Reserve Activity 20,439.49

Equity

2810	Retained Earnings	260,826.11
	Net Income/(Loss)	(41,197.71)

Total Equity 219,628.40

Total Liabilities & Equity

533,638.30

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Income Expense Statement

Posted 10/1/2018 To 10/31/2018 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	46,220.01	48,100.00	(1,879.99)	-3.91%	477,997.79	481,000.00	(3,002.21)	-0.62%	577,200.00
3010 Special Assessment	357.66	2,291.67	(1,934.01)	-84.39%	29,987.07	22,916.70	7,070.37	30.85%	27,500.00
3016 Master Association Due	15,064.84	15,428.33	(363.49)	-2.36%	161,040.25	154,283.30	6,756.95	4.38%	185,140.00
3020 Late Fees	319.27	250.00	69.27	27.71%	3,588.82	2,500.00	1,088.82	43.55%	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	857.84	1,333.33	(475.49)	-35.66%	18,578.40	13,333.30	5,245.10	39.34%	16,000.00
3090 Fines	0.00	0.00	0.00	0.00%	450.00	0.00	450.00	0.00%	0.00
TOTAL Assessment Revenue	62,819.62	67,403.33	(4,583.71)	-6.80%	692,095.29	674,033.30	18,061.99	2.68%	808,840.00
Other Revenue									
3261 Keys (Other)	0.00	0.00	0.00	0.00%	110.00	0.00	110.00	0.00%	0.00
3900 Bank Interest	67.30	32.50	34.80	107.08%	455.01	325.00	130.01	40.00%	390.00
3972 Duct Cleaning	(125.00)	0.00	(125.00)	0.00%	(75.00)	0.00	(75.00)	0.00%	0.00
TOTAL Other Revenue	(57.70)	32.50	(90.20)	-277.54%	490.01	325.00	165.01	50.77%	390.00
TOTAL Income	62,761.92	67,435.83	(4,673.91)	-6.93%	692,585.30	674,358.30	18,227.00	2.70%	809,230.00
Expense									
Administrative									
4010 Insurance	24,817.85	5,548.33	19,269.52	347.30%	65,031.31	55,483.30	9,548.01	17.21%	66,580.00
4020 Management Expense	3,642.00	3,642.00	0.00	0.00%	36,420.00	36,420.00	0.00	0.00%	43,704.00
4030 Legal Fees	629.44	416.67	212.77	51.06%	5,550.72	4,166.70	1,384.02	33.22%	5,000.00
4031 Legal Expense-Collecti	0.00	(416.67)	416.67	-100.00%	0.00	(4,166.70)	4,166.70	-100.00%	(5,000.00)
4040 Office & Admin Expens	776.34	333.33	443.01	132.90%	5,734.66	3,333.30	2,401.36	72.04%	4,000.00
4096 Master Association Exp	15,435.00	15,435.00	0.00	0.00%	154,350.00	154,350.00	0.00	0.00%	185,220.00
4130 Tax/Audit/License	0.00	0.00	0.00	0.00%	315.00	325.00	(10.00)	-3.08%	325.00
4600 Interest Bank Loan	270.43	500.00	(229.57)	-45.91%	3,486.37	5,000.00	(1,513.63)	-30.27%	6,000.00
4605 Loan Payment	4,002.29	3,775.00	227.29	6.02%	39,240.83	37,750.00	1,490.83	3.95%	45,300.00
TOTAL Administrative	49,573.35	29,233.66	20,339.69	69.58%	310,128.89	292,661.60	17,467.29	5.97%	351,129.00
Grounds & Landscaping									
5041 Janitorial Contract	3,278.00	3,791.67	(513.67)	-13.55%	35,234.00	37,916.70	(2,682.70)	-7.08%	45,500.00
TOTAL Grounds & Landscaping	3,278.00	3,791.67	(513.67)	-13.55%	35,234.00	37,916.70	(2,682.70)	-7.08%	45,500.00
Repairs & Maint.									
7000 Plumbing Repairs	2,521.87	208.33	2,313.54	1110.52%	4,375.87	2,083.30	2,292.57	110.05%	2,500.00
7010 Electrical Repair	0.00	166.67	(166.67)	-100.00%	0.00	1,666.70	(1,666.70)	-100.00%	2,000.00
7030 Roof Repairs	0.00	1,916.67	(1,916.67)	-100.00%	645.00	19,166.70	(18,521.70)	-96.63%	23,000.00
7059 Elevator Contract	0.00	1,416.67	(1,416.67)	-100.00%	12,990.60	14,166.70	(1,176.10)	-8.30%	17,000.00
7060 Elevator Repair /Mainte	0.00	208.33	(208.33)	-100.00%	1,581.75	2,083.30	(501.55)	-24.07%	2,500.00
7070 Building Repair & Maint	7,119.94	4,333.33	2,786.61	64.31%	43,318.24	43,333.30	(15.06)	-0.03%	52,000.00
7085 HVAC Maintenance	0.00	500.00	(500.00)	-100.00%	6,502.16	5,000.00	1,502.16	30.04%	6,000.00
7305 Pest Control	2,369.00	250.00	2,119.00	847.60%	4,563.00	2,500.00	2,063.00	82.52%	3,000.00
TOTAL Repairs & Maint.	12,010.81	9,000.00	3,010.81	33.45%	73,976.62	90,000.00	(16,023.38)	-17.80%	108,000.00
Safety									
7405 Fire Alarm Repair & Ma	0.00	541.67	(541.67)	-100.00%	8,968.50	5,416.70	3,551.80	65.57%	6,500.00
7410 Fire Extinguisher	0.00	37.50	(37.50)	-100.00%	0.00	375.00	(375.00)	-100.00%	450.00
7415 Fire Sprinkler System	0.00	750.00	(750.00)	-100.00%	5,860.00	7,500.00	(1,640.00)	-21.87%	9,000.00
7416 Fire Safety Inspection	0.00	83.33	(83.33)	-100.00%	0.00	833.30	(833.30)	-100.00%	1,000.00
7445 Gate Maintenance & Re	275.00	666.67	(391.67)	-58.75%	13,166.14	6,666.70	6,499.44	97.49%	8,000.00

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Income Expense Statement

Posted 10/1/2018 To 10/31/2018 11:59:00 PM

	Current Month 1000 - Operating				Year to Date 1000 - Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
TOTAL Safety	275.00	2,079.17	(1,804.17)	-86.77%	27,994.64	20,791.70	7,202.94	34.64%	24,950.00
Utility									
8000 Utilities - Electric	5,762.11	4,833.33	928.78	19.22%	51,905.13	48,333.30	3,571.83	7.39%	58,000.00
8010 Utilities - Gas	453.99	750.00	(296.01)	-39.47%	8,279.35	7,500.00	779.35	10.39%	9,000.00
8035 Utilities - Trash Removal	7,915.95	8,500.00	(584.05)	-6.87%	30,822.80	34,000.00	(3,177.20)	-9.34%	34,000.00
8050 Utilities - Phone	0.00	1,666.67	(1,666.67)	-100.00%	14,666.81	16,666.70	(1,999.89)	-12.00%	20,000.00
TOTAL Utility	14,132.05	15,750.00	(1,617.95)	-10.27%	105,674.09	106,500.00	(825.91)	-0.78%	121,000.00
Reserve Expense (Income)									
9000 Transfer to Reserves	13,220.92	13,220.92	0.00	0.00%	132,209.20	132,209.20	0.00	0.00%	158,651.00
9003 Reserve-Special Asses	357.66	0.00	357.66	0.00%	29,987.07	0.00	29,987.07	0.00%	0.00
9005 Reserve-Capital Transf	857.84	0.00	857.84	0.00%	18,578.50	0.00	18,578.50	0.00%	0.00
9040 Reserve-Roofs/Gutters	0.00	0.00	0.00	0.00%	92,730.76	0.00	92,730.76	0.00%	0.00
9547 Reserve-Building Maint	1,468.13	0.00	1,468.13	0.00%	51,708.52	0.00	51,708.52	0.00%	0.00
9587 Reserve-Light Installati	0.00	0.00	0.00	0.00%	15,896.00	0.00	15,896.00	0.00%	0.00
9600 Exp Pd fr Reserve	(1,468.13)	0.00	(1,468.13)	0.00%	(160,335.28)	0.00	(160,335.28)	0.00%	0.00
TOTAL Reserve Expense	14,436.42	13,220.92	1,215.50	9.19%	180,774.77	132,209.20	48,565.57	36.73%	158,651.00
TOTAL Expense	93,705.63	73,075.42	20,630.21	28.23%	733,783.01	680,079.20	53,703.81	7.90%	809,230.00
Excess Revenue / (Expense)	(30,943.71)	(5,639.59)	(25,304.12)		(41,197.71)	(5,720.90)	(35,476.81)		0.00