

OLDE IVY AT VININGS TH

Balance Sheet

Period 10/31/2018

Consolidated

Assets

Bank

1015	Cash Operating Mutual of Omaha	29,825.32
1016	Cash Operating MOB-shadow acct	115,825.25
1027	Cash MMA Vinings Bank - THA Homes	632,349.37
1028	Cash MMA Vinings Bank - Courtyard Homes	142,512.34

Total Bank 920,512.28

Total Assets

920,512.28

Liabilities & Equity

Liability

2110	Prepaid Dues	25,455.94
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Total Liability 25,455.94

Reserve Activity

2601	Transfer to Reserve - Townhomes	49,837.37
2602	Transfer to Reserve - Courtyard Homes	54,368.00
2605	Reserve Capital Contribution	6,870.00
2614	Exp Pd fr Reserve -CY	(115,825.25)

Total Reserve Activity (4,749.88)

Equity

2810	Retained Earnings	880,504.42
	Net Income/(Loss)	19,301.80

Total Equity 899,806.22

Total Liabilities & Equity

920,512.28

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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	23,952.00	24,552.00	(600.00)	-2.44%	242,699.90	245,520.00	(2,820.10)	-1.15%	294,624.00
3020 Late Fees	184.71	0.00	184.71	0.00%	1,566.79	0.00	1,566.79	0.00%	0.00
3002 Courtyard Area Fees	5,889.60	5,769.60	120.00	2.08%	59,443.80	57,696.00	1,747.80	3.03%	69,235.20
3060 Capital Contributions	2,100.00	416.67	1,683.33	404.00%	9,470.00	4,166.70	5,303.30	127.28%	5,000.00
3001 Townhome Area Fees	14,717.38	13,958.40	758.98	5.44%	148,051.74	139,584.00	8,467.74	6.07%	167,500.80
TOTAL Assessment Revenue	46,843.69	44,696.67	2,147.02	4.80%	461,232.23	446,966.70	14,265.53	3.19%	536,360.00
Other Revenue									
3900 Bank Interest	296.02	250.00	46.02	18.41%	4,327.07	2,500.00	1,827.07	73.08%	3,000.00
TOTAL Other Revenue	296.02	250.00	46.02	18.41%	4,327.07	2,500.00	1,827.07	73.08%	3,000.00
TOTAL Income	47,139.71	44,946.67	2,193.04	4.88%	465,559.30	449,466.70	16,092.60	3.58%	539,360.00
Expense									
Administrative									
4010 Insurance	8,234.24	8,340.00	(105.76)	-1.27%	81,841.40	83,400.00	(1,558.60)	-1.87%	100,080.00
4020 Management Expense	2,880.00	2,880.00	0.00	0.00%	28,800.00	28,800.00	0.00	0.00%	34,560.00
4030 Legal Fees	0.00	41.67	(41.67)	-100.00%	5,392.17	416.70	4,975.47	1194.02%	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	169.81	125.00	44.81	35.85%	1,682.69	1,250.00	432.69	34.62%	1,500.00
4096 Master Assoc Exp	12,600.00	12,600.00	0.00	0.00%	126,000.00	126,000.00	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	23,884.05	23,986.67	(102.62)	-0.43%	243,926.26	240,366.70	3,559.56	1.48%	288,340.00
Repairs & Maint.									
7000 Plumbing Repairs	0.00	83.33	(83.33)	-100.00%	1,833.79	833.30	1,000.49	120.06%	1,000.00
7300 Termite Bond	6,324.00	6,324.00	0.00	0.00%	6,324.00	6,324.00	0.00	0.00%	6,324.00
7305 Pest Control	0.00	310.00	(310.00)	-100.00%	3,970.00	3,100.00	870.00	28.06%	3,720.00
7019 Gutter Cleaning/Repair	0.00	166.67	(166.67)	-100.00%	6,182.00	10,166.70	(3,984.70)	-39.19%	10,500.00
7030 Roof Repairs	4,125.00	1,327.09	2,797.91	210.83%	34,745.00	13,270.90	21,474.10	161.81%	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	23,580.00	(20,857.25)	-88.45%	28,296.00
7089 General Maintenance	0.00	208.34	(208.34)	-100.00%	0.00	2,083.40	(2,083.40)	-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.	10,449.00	10,777.43	(328.43)	-3.05%	59,152.54	76,233.30	(17,080.76)	-22.41%	85,140.00
Utility									
8034 Utilities - Trash Remov	5,802.00	5,490.00	312.00	5.68%	23,042.00	21,960.00	1,082.00	4.93%	21,960.00
TOTAL Utility	5,802.00	5,490.00	312.00	5.68%	23,042.00	21,960.00	1,082.00	4.93%	21,960.00
Reserve Expense (Income)									
9520 Reserve-Painting	42,406.24	12,513.00	29,893.24	238.90%	73,989.33	125,130.00	(51,140.67)	-40.87%	150,156.00
9000 Transfer to Reserves	11,326.67	11,326.67	0.00	0.00%	113,266.70	113,266.70	0.00	0.00%	135,920.00
9002 Transfer from Reserves	(46,541.33)	(18,082.81)	(28,458.52)	157.38%	(115,825.25)	(180,828.10)	65,002.85	-35.95%	(216,993.75)
9005 Reserve-Capital Transf	2,100.00	666.67	1,433.33	215.00%	6,870.00	6,666.70	203.30	3.05%	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	33,418.90	(33,418.90)	-100.00%	40,102.65
9031 Reserve-Exterior Maint	645.00	0.00	645.00	0.00%	12,090.00	0.00	12,090.00	0.00%	0.00
9583 Reserve-Dormer-TH	0.00	2,227.93	(2,227.93)	-100.00%	0.00	22,279.30	(22,279.30)	-100.00%	26,735.10
TOTAL Reserve Expense (Income)	9,936.58	11,993.35	(2,056.77)	-17.15%	120,136.70	119,933.50	203.20	0.17%	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	50,071.63	52,247.45	(2,175.82)	-4.16%	446,257.50	458,493.50	(12,236.00)	-2.67%	539,360.00
Excess Revenue / (Expense)	(2,931.92)	(7,300.78)	4,368.86		19,301.80	(9,026.80)	28,328.60		0.00