

OLDE IVY AT VININGS TH

Balance Sheet

Period 05/31/2019

10 Operating Fund

Assets

Bank

1015 Cash Operating Mutual of Omaha (5,296.31)

Total Bank (5,296.31)

Total Assets (5,296.31)

Liabilities & Equity

Liability

2110 Prepaid Dues 26,350.62

Total Liability 26,350.62

Equity

2810 Retained Earnings (52,030.82)
Net Income/(Loss) 20,383.89

Total Equity (31,646.93)

Total Liabilities & Equity (5,296.31)

OLDE IVY AT VININGS TH

Income Expense Statement

Posted 5/1/2019 To 5/31/2019 11:59:00 PM

	Current Month 10 Operating Fund				Year to Date 10 Operating Fund				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessment Revenue									
3000 Common Area Fees	26,235.20	28,800.00	(2,564.80)	-8.91%	130,069.01	144,000.00	(13,930.99)	-9.67%	345,600.00
3020 Late Fees	62.50	0.00	62.50	0.00%	816.66	0.00	816.66	0.00%	0.00
3030 Interest Income H/O	0.00	0.00	0.00	0.00%	27.38	0.00	27.38	0.00%	0.00
TOTAL Assessment Revenue	26,297.70	28,800.00	(2,502.30)	-8.69%	130,913.05	144,000.00	(13,086.95)	-9.09%	345,600.00
Other Revenue									
3900 Bank Interest	6.09	500.00	(493.91)	-98.78%	87.98	2,500.00	(2,412.02)	-96.48%	6,000.00
TOTAL Other Revenue	6.09	500.00	(493.91)	-98.78%	87.98	2,500.00	(2,412.02)	-96.48%	6,000.00
TOTAL Income	26,303.79	29,300.00	(2,996.21)	-10.23%	131,001.03	146,500.00	(15,498.97)	-10.58%	351,600.00
Expense									
Administrative									
4010 Insurance	8,330.99	8,465.10	(134.11)	-1.58%	41,749.95	42,325.50	(575.55)	-1.36%	101,581.20
4020 Management Expense	2,880.00	2,880.00	0.00	0.00%	14,400.00	14,400.00	0.00	0.00%	34,560.00
4030 Legal Fees	0.00	359.70	(359.70)	-100.00%	1,334.35	1,798.50	(464.15)	-25.81%	4,316.39
4031 Legal Expense-Collecti	0.00	0.00	0.00	0.00%	(795.18)	0.00	(795.18)	0.00%	0.00
4040 Office & Admin Expense	186.91	179.72	7.19	4.00%	1,092.52	898.60	193.92	21.58%	2,156.70
4096 Master Assoc Exp	13,800.00	13,800.00	0.00	0.00%	69,000.00	69,000.00	0.00	0.00%	165,600.00
4107 Income Tax	0.00	0.00	0.00	0.00%	474.00	0.00	474.00	0.00%	0.00
4125 Reserve Study	0.00	154.17	(154.17)	-100.00%	1,850.00	770.85	1,079.15	139.99%	1,850.00
4130 Tax/Audit/License	0.00	666.72	(666.72)	-100.00%	50.00	3,333.60	(3,283.60)	-98.50%	8,000.67
TOTAL Administrative	25,197.90	26,505.41	(1,307.51)	-4.93%	129,155.64	132,527.05	(3,371.41)	-2.54%	318,064.96
Repairs & Maint.									
7070 Building Repair & Maint	127.50	0.00	127.50	0.00%	127.50	0.00	127.50	0.00%	0.00
7300 Termite Bond	0.00	527.00	(527.00)	-100.00%	0.00	2,635.00	(2,635.00)	-100.00%	6,324.00
7305 Pest Control	620.00	568.92	51.08	8.98%	1,725.00	2,844.60	(1,119.60)	-39.36%	6,827.00
TOTAL Repairs & Maint.	747.50	1,095.92	(348.42)	-31.79%	1,852.50	5,479.60	(3,627.10)	-66.19%	13,151.00
Utility									
8034 Utilities - Trash Removal	0.00	2,155.00	(2,155.00)	-100.00%	11,609.00	10,775.00	834.00	7.74%	25,860.00
TOTAL Utility	0.00	2,155.00	(2,155.00)	-100.00%	11,609.00	10,775.00	834.00	7.74%	25,860.00
Reserve Expense (Income)									
9001 Department Funds Tran	0.00	0.00	0.00	0.00%	(32,000.00)	0.00	(32,000.00)	0.00%	0.00
TOTAL Reserve Expense	0.00	0.00	0.00	0.00%	(32,000.00)	0.00	(32,000.00)	0.00%	0.00
TOTAL Expense	25,945.40	29,756.33	(3,810.93)	-12.81%	110,617.14	148,781.65	(38,164.51)	-25.65%	357,075.96
Excess Revenue / (Expense)	358.39	(456.33)	814.72		20,383.89	(2,281.65)	22,665.54		(5,475.96)

OLDE IVY AT VININGS TH

Balance Sheet

Period 05/31/2019

20 Townhomes

Assets

Bank

1015	Cash Operating Mutual of Omaha	59,846.12
1016	Cash Operating MOB-shadow acct	41,963.24
1027	Cash MMA Vinings Bank - THA Homes	9,058.56
1029	Cash MMA Regions Bank -TH	594,540.18

Total Bank 705,408.10

Total Assets

705,408.10

Liabilities & Equity

Liability

2450	Accrued Expenses	4,073.70
------	------------------	----------

Total Liability 4,073.70

Reserve Activity

2601	Transfer to Reserve - Townhomes	66,720.00
2605	Reserve Capital Contribution	1,519.00
2614	Exp Pd fr Reserve -CY	(41,963.24)

Total Reserve Activity 26,275.76

Equity

2810	Retained Earnings	691,100.36
	Net Income/(Loss)	(16,041.72)

Total Equity 675,058.64

Total Liabilities & Equity

705,408.10

OLDE IVY AT VININGS TH

Income Expense Statement

Posted 5/1/2019 To 5/31/2019 11:59:00 PM

	Current Month 20 Townhomes				Year to Date 20 Townhomes				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessment Revenue									
3001 Townhome Area Fees	15,232.80	11,520.00	3,712.80	32.23%	72,275.42	57,600.00	14,675.42	25.48%	138,240.00
3060 Capital Contributions	720.00	250.00	470.00	188.00%	1,420.00	1,250.00	170.00	13.60%	3,000.00
TOTAL Assessment Revenue	15,952.80	11,770.00	4,182.80	35.54%	73,695.42	58,850.00	14,845.42	25.23%	141,240.00
Other Revenue									
3900 Bank Interest	1,018.26	0.00	1,018.26	0.00%	4,519.66	0.00	4,519.66	0.00%	0.00
TOTAL Other Revenue	1,018.26	0.00	1,018.26	0.00%	4,519.66	0.00	4,519.66	0.00%	0.00
TOTAL Income	16,971.06	11,770.00	5,201.06	44.19%	78,215.08	58,850.00	19,365.08	32.91%	141,240.00
Expense									
Administrative									
4040 Office & Admin Expense	30.00	0.00	30.00	0.00%	90.94	0.00	90.94	0.00%	0.00
TOTAL Administrative	30.00	0.00	30.00	0.00%	90.94	0.00	90.94	0.00%	0.00
Repairs & Maint.									
7000 Plumbing Repairs	0.00	183.33	(183.33)	-100.00%	0.00	916.65	(916.65)	-100.00%	2,200.00
7019 Gutter Cleaning/Repair	0.00	525.00	(525.00)	-100.00%	865.00	2,625.00	(1,760.00)	-67.05%	6,300.00
7030 Roof Repairs	0.00	1,313.42	(1,313.42)	-100.00%	3,055.00	6,567.10	(3,512.10)	-53.48%	15,761.00
7043 Exterior Repairs	0.00	253.33	(253.33)	-100.00%	0.00	1,266.65	(1,266.65)	-100.00%	3,040.00
7070 Building Repair & Maint	0.00	1,780.76	(1,780.76)	-100.00%	3,105.86	8,903.80	(5,797.94)	-65.12%	21,369.16
TOTAL Repairs & Maint.	0.00	4,055.84	(4,055.84)	-100.00%	7,025.86	20,279.20	(13,253.34)	-65.35%	48,670.16
Reserve Expense (Income)									
9000 Transfer to Reserves	13,344.00	13,344.00	0.00	0.00%	66,720.00	66,720.00	0.00	0.00%	160,128.00
9001 Department Funds Trar	0.00	0.00	0.00	0.00%	19,000.00	0.00	19,000.00	0.00%	0.00
9002 Transfer from Reserves	(5,319.89)	15,897.69	(21,217.58)	-133.46%	(41,963.24)	79,488.45	(121,451.69)	-152.79%	190,772.25
9005 Reserve-Capital Transf	1,420.00	333.33	1,086.67	326.00%	1,420.00	1,666.65	(246.65)	-14.80%	4,000.00
9031 Reserve-Exterior Maint	0.00	0.00	0.00	0.00%	22,207.00	0.00	22,207.00	0.00%	0.00
9037 Reserve-Roof Vent Rep	0.00	1,333.33	(1,333.33)	-100.00%	0.00	6,666.65	(6,666.65)	-100.00%	16,000.00
9520 Reserve-Painting	5,319.89	6,666.67	(1,346.78)	-20.20%	18,339.13	33,333.35	(14,994.22)	-44.98%	80,000.00
9582 Reserve-Deck(s)	0.00	2,333.33	(2,333.33)	-100.00%	0.00	11,666.65	(11,666.65)	-100.00%	28,000.00
9583 Reserve-Dormer-TH	0.00	1,000.00	(1,000.00)	-100.00%	1,417.11	5,000.00	(3,582.89)	-71.66%	12,000.00
TOTAL Reserve Expense	14,764.00	40,908.35	(26,144.35)	-63.91%	87,140.00	204,541.75	(117,401.75)	-57.40%	490,900.25
TOTAL Expense	14,794.00	44,964.19	(30,170.19)	-67.10%	94,256.80	224,820.95	(130,564.15)	-58.07%	539,570.41
Excess Revenue / (Expense)	2,177.06	(33,194.19)	35,371.25		(16,041.72)	(165,970.95)	149,929.23		(398,330.41)

OLDE IVY AT VININGS TH

Balance Sheet

Period 05/31/2019

30 Courtyard Homes

Assets

Bank

1015	Cash Operating Mutual of Omaha	24,578.54
1016	Cash Operating MOB-shadow acct	4,779.48
1027	Cash MMA Vinings Bank - THA Homes	0.00
1028	Cash MMA Vinings Bank - Courtyard Homes	3,436.00
1030	Cash MMA Regions Bank - CY	114,708.70

Total Bank 147,502.72

Total Assets

147,502.72

Liabilities & Equity

Liability

2450	Accrued Expenses	3,701.66
------	------------------	----------

Total Liability 3,701.66

Reserve Activity

2602	Transfer to Reserve - Courtyard Homes	16,680.00
2614	Exp Pd fr Reserve -CY	7,613.70

Total Reserve Activity 24,293.70

Equity

2810	Retained Earnings	120,516.99
	Net Income/(Loss)	(1,009.63)

Total Equity 119,507.36

Total Liabilities & Equity

147,502.72

OLDE IVY AT VININGS TH

Income Expense Statement

Posted 5/1/2019 To 5/31/2019 11:59:00 PM

	Current Month 30 Courtyard Homes				Year to Date 30 Courtyard Homes				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessment Revenue									
3002 Courtyard Area Fees	6,180.50	5,160.00	1,020.50	19.78%	29,683.40	25,800.00	3,883.40	15.05%	61,920.00
3060 Capital Contributions	0.00	83.33	(83.33)	-100.00%	910.00	416.65	493.35	118.41%	1,000.00
TOTAL Assessment Revenue	6,180.50	5,243.33	937.17	17.87%	30,593.40	26,216.65	4,376.75	16.69%	62,920.00
Other Revenue									
3900 Bank Interest	161.71	0.00	161.71	0.00%	586.04	0.00	586.04	0.00%	0.00
TOTAL Other Revenue	161.71	0.00	161.71	0.00%	586.04	0.00	586.04	0.00%	0.00
TOTAL Income	6,342.21	5,243.33	1,098.88	20.96%	31,179.44	26,216.65	4,962.79	18.93%	62,920.00
Expense									
Administrative									
4040 Office & Admin Expense	30.00	0.00	30.00	0.00%	121.13	0.00	121.13	0.00%	0.00
TOTAL Administrative	30.00	0.00	30.00	0.00%	121.13	0.00	121.13	0.00%	0.00
Repairs & Maint.									
7000 Plumbing Repairs	0.00	45.83	(45.83)	-100.00%	0.00	229.15	(229.15)	-100.00%	550.00
7019 Gutter Cleaning/Repair	0.00	175.00	(175.00)	-100.00%	502.20	875.00	(372.80)	-42.61%	2,100.00
7030 Roof Repairs	0.00	328.42	(328.42)	-100.00%	1,791.00	1,642.10	148.90	9.07%	3,941.00
7043 Exterior Repairs	0.00	63.33	(63.33)	-100.00%	0.00	316.65	(316.65)	-100.00%	760.00
7070 Building Repair & Maint	0.00	445.17	(445.17)	-100.00%	94.74	2,225.85	(2,131.11)	-95.74%	5,342.00
7089 General Maintenance	0.00	41.67	(41.67)	-100.00%	0.00	208.35	(208.35)	-100.00%	500.00
TOTAL Repairs & Maint.	0.00	1,099.42	(1,099.42)	-100.00%	2,387.94	5,497.10	(3,109.16)	-56.56%	13,193.00
Reserve Expense (Income)									
9000 Transfer to Reserves	3,336.00	3,336.00	0.00	0.00%	16,680.00	16,680.00	0.00	0.00%	40,032.00
9001 Department Funds Transf	0.00	0.00	0.00	0.00%	13,000.00	0.00	13,000.00	0.00%	0.00
9002 Transfer from Reserves	0.00	(3,974.33)	3,974.33	-100.00%	(4,779.48)	(19,871.65)	15,092.17	-75.95%	(47,692.00)
9005 Reserve-Capital Transf	0.00	83.33	(83.33)	-100.00%	0.00	416.65	(416.65)	-100.00%	1,000.00
9031 Reserve-Exterior Maint	0.00	0.00	0.00	0.00%	2,255.53	0.00	2,255.53	0.00%	0.00
9515 Reserve-Roofing	0.00	333.33	(333.33)	-100.00%	0.00	1,666.65	(1,666.65)	-100.00%	4,000.00
9520 Reserve-Painting	0.00	1,666.67	(1,666.67)	-100.00%	2,523.95	8,333.35	(5,809.40)	-69.71%	20,000.00
9582 Reserve-Deck(s)	0.00	583.33	(583.33)	-100.00%	0.00	2,916.65	(2,916.65)	-100.00%	7,000.00
9584 Reserve-Dormer-CY	0.00	250.00	(250.00)	-100.00%	0.00	1,250.00	(1,250.00)	-100.00%	3,000.00
TOTAL Reserve Expense	3,336.00	2,278.33	1,057.67	46.42%	29,680.00	11,391.65	18,288.35	160.54%	27,340.00
TOTAL Expense	3,366.00	3,377.75	(11.75)	-0.35%	32,189.07	16,888.75	15,300.32	90.59%	40,533.00
Excess Revenue / (Expense)	2,976.21	1,865.58	1,110.63		(1,009.63)	9,327.90	(10,337.53)		22,387.00

OLDE IVY AT VININGS TH

Balance Sheet

Period 05/31/2019

Consolidated

Assets

Bank

1015	Cash Operating Mutual of Omaha	79,128.35
1016	Cash Operating MOB-shadow acct	46,742.72
1027	Cash MMA Vinings Bank - THA Homes	9,058.56
1028	Cash MMA Vinings Bank - Courtyard Homes	3,436.00
1029	Cash MMA Regions Bank -TH	594,540.18
1030	Cash MMA Regions Bank - CY	114,708.70

Total Bank 847,614.51

Total Assets

847,614.51

Liabilities & Equity

Liability

2110	Prepaid Dues	26,350.62
2450	Accrued Expenses	7,775.36

Total Liability 34,125.98

Reserve Activity

2601	Transfer to Reserve - Townhomes	66,720.00
2602	Transfer to Reserve - Courtyard Homes	16,680.00
2605	Reserve Capital Contribution	1,519.00
2614	Exp Pd fr Reserve -CY	(34,349.54)

Total Reserve Activity 50,569.46

Equity

2810	Retained Earnings	759,586.53
	Net Income/(Loss)	3,332.54

Total Equity 762,919.07

Total Liabilities & Equity

847,614.51

OLDE IVY AT VININGS TH

Income Expense Statement

Posted 5/1/2019 To 5/31/2019 11:59:00 PM

	Current Month Consolidated				Year to Date Consolidated				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessment Revenue									
3000 Common Area Fees	26,235.20	28,800.00	(2,564.80)	-8.91%	130,069.01	144,000.00	(13,930.99)	-9.67%	345,600.00
3020 Late Fees	62.50	0.00	62.50	0.00%	816.66	0.00	816.66	0.00%	0.00
3030 Interest Income H/O	0.00	0.00	0.00	0.00%	27.38	0.00	27.38	0.00%	0.00
3002 Courtyard Area Fees	6,180.50	5,160.00	1,020.50	19.78%	29,683.40	25,800.00	3,883.40	15.05%	61,920.00
3060 Capital Contributions	720.00	333.33	386.67	116.00%	2,330.00	1,666.65	663.35	39.80%	4,000.00
3001 Townhome Area Fees	15,232.80	11,520.00	3,712.80	32.23%	72,275.42	57,600.00	14,675.42	25.48%	138,240.00
TOTAL Assessment Revenue	48,431.00	45,813.33	2,617.67	5.71%	235,201.87	229,066.65	6,135.22	2.68%	549,760.00
Other Revenue									
3900 Bank Interest	1,186.06	500.00	686.06	137.21%	5,193.68	2,500.00	2,693.68	107.75%	6,000.00
TOTAL Other Revenue	1,186.06	500.00	686.06	137.21%	5,193.68	2,500.00	2,693.68	107.75%	6,000.00
TOTAL Income	49,617.06	46,313.33	3,303.73	7.13%	240,395.55	231,566.65	8,828.90	3.81%	555,760.00
Expense									
Administrative									
4010 Insurance	8,330.99	8,465.10	(134.11)	-1.58%	41,749.95	42,325.50	(575.55)	-1.36%	101,581.20
4020 Management Expense	2,880.00	2,880.00	0.00	0.00%	14,400.00	14,400.00	0.00	0.00%	34,560.00
4030 Legal Fees	0.00	359.70	(359.70)	-100.00%	1,334.35	1,798.50	(464.15)	-25.81%	4,316.39
4031 Legal Expense-Collecti	0.00	0.00	0.00	0.00%	(795.18)	0.00	(795.18)	0.00%	0.00
4040 Office & Admin Expense	246.91	179.72	67.19	37.39%	1,304.59	898.60	405.99	45.18%	2,156.70
4096 Master Assoc Exp	13,800.00	13,800.00	0.00	0.00%	69,000.00	69,000.00	0.00	0.00%	165,600.00
4107 Income Tax	0.00	0.00	0.00	0.00%	474.00	0.00	474.00	0.00%	0.00
4125 Reserve Study	0.00	154.17	(154.17)	-100.00%	1,850.00	770.85	1,079.15	139.99%	1,850.00
4130 Tax/Audit/License	0.00	666.72	(666.72)	-100.00%	50.00	3,333.60	(3,283.60)	-98.50%	8,000.67
TOTAL Administrative	25,257.90	26,505.41	(1,247.51)	-4.71%	129,367.71	132,527.05	(3,159.34)	-2.38%	318,064.96
Repairs & Maint.									
7070 Building Repair & Maint	127.50	2,225.93	(2,098.43)	-94.27%	3,328.10	11,129.65	(7,801.55)	-70.10%	26,711.16
7300 Termite Bond	0.00	527.00	(527.00)	-100.00%	0.00	2,635.00	(2,635.00)	-100.00%	6,324.00
7305 Pest Control	620.00	568.92	51.08	8.98%	1,725.00	2,844.60	(1,119.60)	-39.36%	6,827.00
7000 Plumbing Repairs	0.00	229.16	(229.16)	-100.00%	0.00	1,145.80	(1,145.80)	-100.00%	2,750.00
7019 Gutter Cleaning/Repair	0.00	700.00	(700.00)	-100.00%	1,367.20	3,500.00	(2,132.80)	-60.94%	8,400.00
7030 Roof Repairs	0.00	1,641.84	(1,641.84)	-100.00%	4,846.00	8,209.20	(3,363.20)	-40.97%	19,702.00
7043 Exterior Repairs	0.00	316.66	(316.66)	-100.00%	0.00	1,583.30	(1,583.30)	-100.00%	3,800.00
7089 General Maintenance	0.00	41.67	(41.67)	-100.00%	0.00	208.35	(208.35)	-100.00%	500.00
TOTAL Repairs & Maint.	747.50	6,251.18	(5,503.68)	-88.04%	11,266.30	31,255.90	(19,989.60)	-63.95%	75,014.16
Utility									
8034 Utilities - Trash Removal	0.00	2,155.00	(2,155.00)	-100.00%	11,609.00	10,775.00	834.00	7.74%	25,860.00
TOTAL Utility	0.00	2,155.00	(2,155.00)	-100.00%	11,609.00	10,775.00	834.00	7.74%	25,860.00
Reserve Expense (Income)									
9001 Department Funds Tran	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00
9000 Transfer to Reserves	16,680.00	16,680.00	0.00	0.00%	83,400.00	83,400.00	0.00	0.00%	200,160.00
9002 Transfer from Reserves	(5,319.89)	11,923.36	(17,243.25)	-144.62%	(46,742.72)	59,616.80	(106,359.52)	-178.41%	143,080.25
9005 Reserve-Capital Transf	1,420.00	416.66	1,003.34	240.81%	1,420.00	2,083.30	(663.30)	-31.84%	5,000.00
9031 Reserve-Exterior Maint	0.00	0.00	0.00	0.00%	24,462.53	0.00	24,462.53	0.00%	0.00
9515 Reserve-Roofing	0.00	333.33	(333.33)	-100.00%	0.00	1,666.65	(1,666.65)	-100.00%	4,000.00
9520 Reserve-Painting	5,319.89	8,333.34	(3,013.45)	-36.16%	20,863.08	41,666.70	(20,803.62)	-49.93%	100,000.00
9582 Reserve-Deck(s)	0.00	2,916.66	(2,916.66)	-100.00%	0.00	14,583.30	(14,583.30)	-100.00%	35,000.00
9584 Reserve-Dormer-CY	0.00	250.00	(250.00)	-100.00%	0.00	1,250.00	(1,250.00)	-100.00%	3,000.00

OLDE IVY AT VININGS TH

Income Expense Statement

Posted 5/1/2019 To 5/31/2019 11:59:00 PM

	Current Month Consolidated				Year to Date Consolidated				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
9037 Reserve-Roof Vent Rep	0.00	1,333.33	(1,333.33)	-100.00%	0.00	6,666.65	(6,666.65)	-100.00%	16,000.00
9583 Reserve-Dormer-TH	0.00	1,000.00	(1,000.00)	-100.00%	1,417.11	5,000.00	(3,582.89)	-71.66%	12,000.00
TOTAL Reserve Expense	18,100.00	43,186.68	(25,086.68)	-58.09%	84,820.00	215,933.40	(131,113.40)	-60.72%	518,240.25
TOTAL Expense	44,105.40	78,098.27	(33,992.87)	-43.53%	237,063.01	390,491.35	(153,428.34)	-39.29%	937,179.37
Excess Revenue / (Expense)	5,511.66	(31,784.94)	37,296.60		3,332.54	(158,924.70)	162,257.24		(381,419.37)