

MANOR AT OLDE IVY CONDOS

Balance Sheet

Period 06/30/2019

Assets

Bank

1015	Cash Operating Mutual of Omaha	34,799.27
1017	Cash Vinings Bank Checking	84,212.72
1025	Cash Reserves Mutual of Omaha	61,181.07
1029	Money Mkt Vinings Bank	105,552.47

<u>Total Bank</u>	285,745.53
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Other Assets

1400	Building Improvements	216,000.00
1405	Amortized Building Improvements	(187,044.77)

<u>Total Other Assets</u>	28,955.23
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Total Assets

314,700.76

Liabilities & Equity

Liability

2110	Prepaid Dues	31,510.55
2250	Insurance Recoveries	79,125.55
2500	Bank Loan - Vinings Bank	28,955.23

<u>Total Liability</u>	139,591.33
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Reserve Activity

2600	Transfer to Reserves	90,378.48
2601	Transfer to Reserves-S/A	29,222.12
2605	Reserve Capital Contribution	10,417.20
2614	Exp Pd fr Reserve -CY	(102,018.74)

<u>Total Reserve Activity</u>	27,999.06
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Equity

2810	Retained Earnings	150,846.83
	Net Income/(Loss)	(3,736.46)

<u>Total Equity</u>	147,110.37
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Total Liabilities & Equity

314,700.76

MANOR AT OLDE IVY CONDOS

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	49,619.28	49,543.00	76.28	0.15%	299,517.64	297,258.00	2,259.64	0.76%	594,516.00
3010 Special Assessment	55.70	2,450.00	(2,394.30)	-97.73%	29,222.12	14,700.00	14,522.12	98.79%	29,400.00
3016 Master Association Due	17,082.35	16,905.00	177.35	1.05%	102,019.41	101,430.00	589.41	0.58%	202,860.00
3020 Late Fees	313.87	250.00	63.87	25.55%	968.45	1,500.00	(531.55)	-35.44%	3,000.00
3060 Capital Contributions	3,783.56	1,333.33	2,450.23	183.77%	10,417.20	7,999.98	2,417.22	30.22%	16,000.00
TOTAL Assessment Revenue	70,854.76	70,481.33	373.43	0.53%	442,144.82	422,887.98	19,256.84	4.55%	845,776.00
Other Revenue									
3900 Bank Interest	40.22	37.50	2.72	7.25%	272.84	225.00	47.84	21.26%	450.00
TOTAL Other Revenue	40.22	37.50	2.72	7.25%	272.84	225.00	47.84	21.26%	450.00
TOTAL Income	70,894.98	70,518.83	376.15	0.53%	442,417.66	423,112.98	19,304.68	4.56%	846,226.00
Expense									
Administrative									
4010 Insurance	6,205.40	6,166.67	38.73	0.63%	37,232.37	37,000.02	232.35	0.63%	74,000.00
4020 Management Expense	3,642.00	3,642.00	0.00	0.00%	21,852.00	21,852.00	0.00	0.00%	43,704.00
4030 Legal Fees	69.80	333.33	(263.53)	-79.06%	2,240.74	1,999.98	240.76	12.04%	4,000.00
4040 Office & Admin Expense	547.35	500.00	47.35	9.47%	3,850.08	3,000.00	850.08	28.34%	6,000.00
4096 Master Association Exp	16,905.00	16,905.00	0.00	0.00%	101,430.00	101,430.00	0.00	0.00%	202,860.00
4130 Tax/Audit/License	0.00	0.00	0.00	0.00%	315.00	315.00	0.00	0.00%	315.00
4600 Interest Bank Loan	139.03	254.17	(115.14)	-45.30%	1,075.53	1,525.02	(449.49)	-29.47%	3,050.00
4605 Loan Payment	4,133.69	4,019.17	114.52	2.85%	24,560.79	24,115.02	445.77	1.85%	48,230.00
TOTAL Administrative	31,642.27	31,820.34	(178.07)	-0.56%	192,556.51	191,237.04	1,319.47	0.69%	382,159.00
Grounds & Landscaping									
5041 Janitorial Contract	3,278.00	3,733.33	(455.33)	-12.20%	19,851.00	22,399.98	(2,548.98)	-11.38%	44,800.00
TOTAL Grounds & Landscaping	3,278.00	3,733.33	(455.33)	-12.20%	19,851.00	22,399.98	(2,548.98)	-11.38%	44,800.00
Repairs & Maint.									
7000 Plumbing Repairs	0.00	233.33	(233.33)	-100.00%	2,941.84	1,399.98	1,541.86	110.13%	2,800.00
7010 Electrical Repair	0.00	300.00	(300.00)	-100.00%	162.75	1,800.00	(1,637.25)	-90.96%	3,600.00
7030 Roof Repairs	435.00	666.67	(231.67)	-34.75%	535.31	4,000.02	(3,464.71)	-86.62%	8,000.00
7059 Elevator Contract	0.00	1,458.33	(1,458.33)	-100.00%	8,944.46	8,749.98	194.48	2.22%	17,500.00
7060 Elevator Repair /Mainte	0.00	208.33	(208.33)	-100.00%	0.00	1,249.98	(1,249.98)	-100.00%	2,500.00
7070 Building Repair & Maint	2,404.90	4,166.67	(1,761.77)	-42.28%	23,200.36	25,000.02	(1,799.66)	-7.20%	50,000.00
7085 HVAC Maintenance	2,491.51	646.67	1,844.84	285.28%	3,493.91	3,880.02	(386.11)	-9.95%	7,760.00
7305 Pest Control	0.00	250.00	(250.00)	-100.00%	697.00	1,500.00	(803.00)	-53.53%	3,000.00
TOTAL Repairs & Maint.	5,331.41	7,930.00	(2,598.59)	-32.77%	39,975.63	47,580.00	(7,604.37)	-15.98%	95,160.00
Safety									
7405 Fire Alarm Repair & Mai	0.00	875.00	(875.00)	-100.00%	2,115.00	5,250.00	(3,135.00)	-59.71%	10,500.00
7410 Fire Extinguisher	0.00	37.50	(37.50)	-100.00%	0.00	225.00	(225.00)	-100.00%	450.00
7415 Fire Sprinkler System	495.00	750.00	(255.00)	-34.00%	6,770.00	4,500.00	2,270.00	50.44%	9,000.00
7416 Fire Safety Inspection	0.00	83.33	(83.33)	-100.00%	0.00	499.98	(499.98)	-100.00%	1,000.00
7445 Gate Maintenance & Re	0.00	833.33	(833.33)	-100.00%	2,032.77	4,999.98	(2,967.21)	-59.34%	10,000.00
TOTAL Safety	495.00	2,579.16	(2,084.16)	-80.81%	10,917.77	15,474.96	(4,557.19)	-29.45%	30,950.00
Utility									
8000 Utilities - Electric	3,301.43	5,125.00	(1,823.57)	-35.58%	24,483.09	30,750.00	(6,266.91)	-20.38%	61,500.00
8010 Utilities - Gas	436.48	916.67	(480.19)	-52.38%	5,816.06	5,500.02	316.04	5.75%	11,000.00
8035 Utilities - Trash Remova	0.00	2,775.00	(2,775.00)	-100.00%	15,831.90	16,650.00	(818.10)	-4.91%	33,300.00

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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	
8050 Utilities - Phone	1,133.37	550.00	583.37	106.07%	6,704.36	3,300.00	3,404.36	103.16%	6,600.00
TOTAL Utility	<u>4,871.28</u>	<u>9,366.67</u>	<u>(4,495.39)</u>	<u>-47.99%</u>	<u>52,835.41</u>	<u>56,200.02</u>	<u>(3,364.61)</u>	<u>-5.99%</u>	<u>112,400.00</u>
Reserve Expense (Income)									
9000 Transfer to Reserves	15,063.08	15,063.08	0.00	0.00%	90,378.48	90,378.48	0.00	0.00%	180,757.00
9003 Reserve-Special Asses:	55.70	0.00	55.70	0.00%	29,222.12	0.00	29,222.12	0.00%	0.00
9005 Reserve-Capital Transf	3,783.56	0.00	3,783.56	0.00%	10,417.20	0.00	10,417.20	0.00%	0.00
9547 Reserve-Building Maint	22,484.49	0.00	22,484.49	0.00%	65,523.74	0.00	65,523.74	0.00%	0.00
9561 Bldg. Sprinkler Repairs	0.00	0.00	0.00	0.00%	36,495.00	0.00	36,495.00	0.00%	0.00
9600 Exp Pd fr Reserve	(22,484.49)	0.00	(22,484.49)	0.00%	(102,018.74)	0.00	(102,018.74)	0.00%	0.00
TOTAL Reserve Expense (Income)	<u>18,902.34</u>	<u>15,063.08</u>	<u>3,839.26</u>	<u>25.49%</u>	<u>130,017.80</u>	<u>90,378.48</u>	<u>39,639.32</u>	<u>43.86%</u>	<u>180,757.00</u>
TOTAL Expense	<u>64,520.30</u>	<u>70,492.58</u>	<u>(5,972.28)</u>	<u>-8.47%</u>	<u>446,154.12</u>	<u>423,270.48</u>	<u>22,883.64</u>	<u>5.41%</u>	<u>846,226.00</u>
Excess Revenue / (Expense)	<u>6,374.68</u>	<u>26.25</u>	<u>6,348.43</u>		<u>(3,736.46)</u>	<u>(157.50)</u>	<u>(3,578.96)</u>		<u>0.00</u>