

# The Manor at Olde Ivy Condominium Association, Inc.

## Balance Sheet For 4/30/2022

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<b>Cash</b>		
Operating Cash Account (AAB)	\$5,410.58	
Money Market (AAB)	\$240,313.62	
<b>Total Cash</b>		<b>\$245,724.20</b>
<b>Other Assets</b>		
Building Improvements	\$216,000.00	
Amortized Building Improvements	(\$216,000.00)	
<b>Total Other Assets</b>		<b>\$0.00</b>
	<b>Total Assets</b>	<b>\$245,724.20</b>

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<b>Liabilities</b>		
Pre-Paid Assessments	\$22,841.50	
Insurance Recoveries	\$79,125.55	
Transfer to Reserves	\$120,504.64	
Transfer to Reserves S/A	\$29,422.82	
Reserve Capital Contribution	\$12,940.30	
Leasing Fees Due to RMS	\$2,241.00	
Expenses Paid From Reserve	(\$196,260.28)	
<b>Total Liabilities</b>		<b>\$70,815.53</b>
<b>Liabilities and Equity</b>		
Prior Years Income (Loss)	\$185,064.26	
Net Income	(\$10,155.59)	
<b>Total Liabilities and Equity</b>		<b>\$174,908.67</b>
	<b>Total Liabilities / Equity</b>	<b>\$245,724.20</b>

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# The Manor at Olde Ivy Condominium Association, Inc.

## Statement of Revenues and Expenses 4/1/2022 - 4/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Assessment Revenue</b>							
301 - Regular Assessments	72,189.65	72,814.67	(625.02)	295,056.81	291,258.68	3,798.13	873,776.00
305 - Special Assessments	-	2,450.00	(2,450.00)	-	9,800.00	(9,800.00)	29,400.00
310 - Unit Maintenance Charges	4,200.39	-	4,200.39	4,777.65	-	4,777.65	-
315 - Fines Income	-	25.00	(25.00)	-	100.00	(100.00)	300.00
320 - Delinquent Fee	697.84	250.00	447.84	3,341.42	1,000.00	2,341.42	3,000.00
325 - Collection Fee Income	67.36	83.33	(15.97)	341.01	333.32	7.69	1,000.00
336 - NSF Fee Income	60.00	-	60.00	20.00	-	20.00	-
337 - Clubhouse Rental Income	185.00	-	185.00	555.00	-	555.00	-
338 - Initiation Fees	799.18	1,333.33	(534.15)	3,799.40	5,333.32	(1,533.92)	16,000.00
340 - Legal Fees Recaptured	-	166.67	(166.67)	-	666.68	(666.68)	2,000.00
350 - Rental Monitoring Fee Recaptured	-	83.33	(83.33)	-	333.32	(333.32)	1,000.00
356 - Pool Key/Card	50.00	-	50.00	180.00	-	180.00	-
360 - Moving Fee	-	416.67	(416.67)	-	1,666.68	(1,666.68)	5,000.00
362 - Interest Income	.86	23.33	(22.47)	4.94	93.32	(88.38)	280.00
380 - Miscellaneous Income	75.00	41.67	33.33	75.00	166.68	(91.68)	500.00
<b>Total Assessment Revenue</b>	<b>78,325.28</b>	<b>77,688.00</b>	<b>637.28</b>	<b>308,151.23</b>	<b>310,752.00</b>	<b>(2,600.77)</b>	<b>932,256.00</b>
<b>Total Income</b>	<b>78,325.28</b>	<b>77,688.00</b>	<b>637.28</b>	<b>308,151.23</b>	<b>310,752.00</b>	<b>(2,600.77)</b>	<b>932,256.00</b>

## Operating Expense

<b>General &amp; Administrative</b>							
440 - Administrative Services	485.72	166.67	(319.05)	2,975.35	666.68	(2,308.67)	2,000.00
445 - Rental Monitoring Expense	-	400.00	400.00	2,739.00	1,600.00	(1,139.00)	4,800.00
450 - Management Contract	3,862.92	3,083.33	(779.59)	15,451.68	12,333.32	(3,118.36)	37,000.00
460 - Insurance	6,770.58	7,083.33	312.75	33,919.90	28,333.32	(5,586.58)	85,000.00
465 - Accounting & Audit	-	29.17	29.17	-	116.68	116.68	350.00
470 - Legal Expenses	249.26	333.33	84.07	3,322.76	1,333.32	(1,989.44)	4,000.00
480 - Master Association Expense	24,983.33	24,983.33	-	99,933.32	99,933.32	-	299,800.00
490 - Master Association Expense - Retaining Wall	-	2,450.00	2,450.00	-	9,800.00	9,800.00	29,400.00
<b>Total General &amp; Administrative</b>	<b>36,351.81</b>	<b>38,529.16</b>	<b>2,177.35</b>	<b>158,342.01</b>	<b>154,116.64</b>	<b>(4,225.37)</b>	<b>462,350.00</b>

<b>Repairs &amp; Maintenance</b>							
700 - Roof Repairs	-	833.33	833.33	650.00	3,333.32	2,683.32	10,000.00
705 - Elevator Contract	-	2,583.33	2,583.33	-	10,333.32	10,333.32	31,000.00
710 - Elevator Repair/Maint	-	1,000.00	1,000.00	29,128.39	4,000.00	(25,128.39)	12,000.00
712 - Gutter Cleaning	-	-	-	1,050.00	-	(1,050.00)	-
715 - Electric Maintenance	-	83.33	83.33	2,927.00	333.32	(2,593.68)	1,000.00
718 - Maintenance Consultation	-	-	-	694.56	-	(694.56)	-
720 - Building Repair/Maintenance	-	4,166.67	4,166.67	22,182.97	16,666.68	(5,516.29)	50,000.00
725 - Plumbing Repairs & Maintenance	-	208.33	208.33	1,270.00	833.32	(436.68)	2,500.00
730 - Janitorial	-	3,833.33	3,833.33	13,237.00	15,333.32	2,096.32	46,000.00

# The Manor at Olde Ivy Condominium Association, Inc.

## Statement of Revenues and Expenses 4/1/2022 - 4/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
735 - HVAC Maintenance	154.20	500.00	345.80	4,546.14	2,000.00	(2,546.14)	6,000.00
740 - Sprinkler System	-	666.67	666.67	-	2,666.68	2,666.68	8,000.00
745 - Fire Alarm Repair/Maint	-	2,083.33	2,083.33	8,191.97	8,333.32	141.35	25,000.00
750 - Fire Extinguisher	-	83.33	83.33	-	333.32	333.32	1,000.00
755 - Fire Safety Inspection	-	1,000.00	1,000.00	21,120.74	4,000.00	(17,120.74)	12,000.00
760 - Gate Maint/Repair	195.00	1,000.00	805.00	6,196.47	4,000.00	(2,196.47)	12,000.00
765 - Pest Control	-	916.67	916.67	572.00	3,666.68	3,094.68	11,000.00
<b>Total Repairs &amp; Maintenance</b>	<b>349.20</b>	<b>18,958.32</b>	<b>18,609.12</b>	<b>111,767.24</b>	<b>75,833.28</b>	<b>(35,933.96)</b>	<b>227,500.00</b>
<b>Utilities &amp; Sanitation</b>							
400 - Electric	1,093.38	3,333.33	2,239.95	13,952.85	13,333.32	(619.53)	40,000.00
420 - Gas	449.41	833.33	383.92	4,503.78	3,333.32	(1,170.46)	10,000.00
430 - Waste Removal / Sanitation	10,418.63	3,333.33	(7,085.30)	19,888.00	13,333.32	(6,554.68)	40,000.00
435 - Telephone	5,927.45	1,041.67	(4,885.78)	9,961.43	4,166.68	(5,794.75)	12,500.00
475 - Property Taxes	-	29.17	29.17	-	116.68	116.68	350.00
<b>Total Utilities &amp; Sanitation</b>	<b>17,888.87</b>	<b>8,570.83</b>	<b>(9,318.04)</b>	<b>48,306.06</b>	<b>34,283.32</b>	<b>(14,022.74)</b>	<b>102,850.00</b>
<b>Misc.</b>							
800 - Transfer to Reserves	11,629.67	11,629.67	-	46,518.68	46,518.68	-	139,556.00
<b>Total Misc.</b>	<b>11,629.67</b>	<b>11,629.67</b>	<b>-</b>	<b>46,518.68</b>	<b>46,518.68</b>	<b>-</b>	<b>139,556.00</b>
<b>Total Expense</b>	<b>66,219.55</b>	<b>77,687.98</b>	<b>11,468.43</b>	<b>364,933.99</b>	<b>310,751.92</b>	<b>(54,182.07)</b>	<b>932,256.00</b>
<b>Operating Net Total</b>	<b>12,105.73</b>	<b>.02</b>	<b>12,105.71</b>	<b>(56,782.76)</b>	<b>.08</b>	<b>(56,782.84)</b>	<b>-</b>

# The Manor at Olde Ivy Condominium Association, Inc.

## Statement of Revenues and Expenses 4/1/2022 - 4/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Assessment Revenue</b>							
362 - Interest Income	28.38	-	28.38	108.49	-	108.49	-
390 - Transfer from Operating	11,629.67	-	11,629.67	46,518.68	-	46,518.68	-
<b>Total Assessment Revenue</b>	<b>11,658.05</b>	<b>-</b>	<b>11,658.05</b>	<b>46,627.17</b>	<b>-</b>	<b>46,627.17</b>	<b>-</b>
<b>Total Income</b>	<b>11,658.05</b>	<b>-</b>	<b>11,658.05</b>	<b>46,627.17</b>	<b>-</b>	<b>46,627.17</b>	<b>-</b>
<b>Reserve Net Total</b>	<b>11,658.05</b>	<b>-</b>	<b>11,658.05</b>	<b>46,627.17</b>	<b>-</b>	<b>46,627.17</b>	<b>-</b>
<b>Net Total</b>	<b>23,763.78</b>	<b>.02</b>	<b>23,763.76</b>	<b>(10,155.59)</b>	<b>.08</b>	<b>(10,155.67)</b>	<b>-</b>

# The Manor at Olde Ivy Condominium Association, Inc.

## Summary Statement of Revenues and Expenses For 4/30/2022

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Income</b>													
<b>Assessment Revenue</b>													
301 - Regular Assessments	74,598	68,309	79,960	72,190	-	-	-	-	-	-	-	-	295,057
310 - Unit Maintenance Charges	102	309	166	4,200	-	-	-	-	-	-	-	-	4,778
320 - Delinquent Fee	492	576	1,576	698	-	-	-	-	-	-	-	-	3,341
325 - Collection Fee Income	(1)	50	225	67	-	-	-	-	-	-	-	-	341
336 - NSF Fee Income	(30)	10	(20)	60	-	-	-	-	-	-	-	-	20
337 - Clubhouse Rental Income	-	-	370	185	-	-	-	-	-	-	-	-	555
338 - Initiation Fees	-	500	2,500	799	-	-	-	-	-	-	-	-	3,799
356 - Pool Key/Card	-	80	50	50	-	-	-	-	-	-	-	-	180
362 - Interest Income	2	1	1	1	-	-	-	-	-	-	-	-	5
380 - Miscellaneous Income	-	-	-	75	-	-	-	-	-	-	-	-	75
<b>Total Assessment Revenue</b>	<b>75,164</b>	<b>69,834</b>	<b>84,828</b>	<b>78,325</b>	-	-	-	-	-	-	-	-	<b>308,151</b>
<b>Total Income</b>	<b>75,164</b>	<b>69,834</b>	<b>84,828</b>	<b>78,325</b>	-	-	-	-	-	-	-	-	<b>308,151</b>

## Operating Expense

<b>General &amp; Administrative</b>													
440 - Administrative Services	865	1,122	502	486	-	-	-	-	-	-	-	-	2,975
445 - Rental Monitoring Expense	-	2,739	-	-	-	-	-	-	-	-	-	-	2,739
450 - Management Contract	3,863	3,863	3,863	3,863	-	-	-	-	-	-	-	-	15,452
460 - Insurance	-	14,651	12,498	6,771	-	-	-	-	-	-	-	-	33,920
470 - Legal Expenses	-	3,074	-	249	-	-	-	-	-	-	-	-	3,323
480 - Master Association Expense	24,983	24,983	24,983	24,983	-	-	-	-	-	-	-	-	99,933
<b>Total General &amp; Administrative</b>	<b>29,712</b>	<b>50,432</b>	<b>41,847</b>	<b>36,352</b>	-	-	-	-	-	-	-	-	<b>158,342</b>
<b>Repairs &amp; Maintenance</b>													
700 - Roof Repairs	-	-	650	-	-	-	-	-	-	-	-	-	650
710 - Elevator Repair/Maint	5,332	6,930	16,867	-	-	-	-	-	-	-	-	-	29,128
712 - Gutter Cleaning	1,050	-	-	-	-	-	-	-	-	-	-	-	1,050
715 - Electric Maintenance	-	-	2,927	-	-	-	-	-	-	-	-	-	2,927
718 - Maintenance Consultation	-	-	695	-	-	-	-	-	-	-	-	-	695

# The Manor at Olde Ivy Condominium Association, Inc.

## Summary Statement of Revenues and Expenses For 4/30/2022

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Expense</b>													
720 - Building Repair/Maintenance	4,498	8,433	9,252	-	-	-	-	-	-	-	-	-	22,183
725 - Plumbing Repairs & Maintenance	1,270	-	-	-	-	-	-	-	-	-	-	-	1,270
730 - Janitorial	6,641	3,298	3,298	-	-	-	-	-	-	-	-	-	13,237
735 - HVAC Maintenance	4,392	-	-	154	-	-	-	-	-	-	-	-	4,546
745 - Fire Alarm Repair/Maint	8,192	-	-	-	-	-	-	-	-	-	-	-	8,192
755 - Fire Safety Inspection	-	19,964	1,157	-	-	-	-	-	-	-	-	-	21,121
760 - Gate Maint/Repair	2,038	481	3,482	195	-	-	-	-	-	-	-	-	6,196
765 - Pest Control	-	572	-	-	-	-	-	-	-	-	-	-	572
<b>Total Repairs &amp; Maintenance</b>	<b>33,413</b>	<b>39,678</b>	<b>38,327</b>	<b>349</b>	-	-	-	-	-	-	-	-	<b>111,767</b>
<b>Utilities &amp; Sanitation</b>													
400 - Electric	4,456	2,426	5,978	1,093	-	-	-	-	-	-	-	-	13,953
420 - Gas	197	3,387	471	449	-	-	-	-	-	-	-	-	4,504
430 - Waste Removal / Sanitation	9,469	-	-	10,419	-	-	-	-	-	-	-	-	19,888
435 - Telephone	-	4,034	-	5,927	-	-	-	-	-	-	-	-	9,961
<b>Total Utilities &amp; Sanitation</b>	<b>14,122</b>	<b>9,847</b>	<b>6,448</b>	<b>17,889</b>	-	-	-	-	-	-	-	-	<b>48,306</b>
<b>Misc.</b>													
800 - Transfer to Reserves	11,630	11,630	11,630	11,630	-	-	-	-	-	-	-	-	46,519
<b>Total Misc.</b>	<b>11,630</b>	<b>11,630</b>	<b>11,630</b>	<b>11,630</b>	-	-	-	-	-	-	-	-	<b>46,519</b>
<b>Total Expense</b>	<b>88,877</b>	<b>111,586</b>	<b>98,251</b>	<b>66,220</b>	-	-	-	-	-	-	-	-	<b>364,934</b>
<b>Operating Net Total</b>	<b>(\$13,713)</b>	<b>(\$41,752)</b>	<b>(\$13,424)</b>	<b>\$12,106</b>	-	-	-	-	-	-	-	-	<b>(\$56,783)</b>

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## Summary Statement of Revenues and Expenses For 4/30/2022

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Reserve Income</b>													
<b>Assessment Revenue</b>													
362 - Interest Income	26	25	29	28	-	-	-	-	-	-	-	-	108
390 - Transfer from Operating	11,630	11,630	11,630	11,630	-	-	-	-	-	-	-	-	46,519
<b>Total Assessment Revenue</b>	<b>11,656</b>	<b>11,654</b>	<b>11,659</b>	<b>11,658</b>	-	-	-	-	-	-	-	-	<b>46,627</b>
<b>Total Income</b>	<b>11,656</b>	<b>11,654</b>	<b>11,659</b>	<b>11,658</b>	-	-	-	-	-	-	-	-	<b>46,627</b>
<b>Reserve Net Total</b>	<b>\$11,656</b>	<b>\$11,654</b>	<b>\$11,659</b>	<b>\$11,658</b>	-	-	-	-	-	-	-	-	<b>\$46,627</b>
<b>Net Total</b>	<b>(\$2,057)</b>	<b>(\$30,097)</b>	<b>(\$1,765)</b>	<b>\$23,764</b>	-	-	-	-	-	-	-	-	<b>(\$10,156)</b>