

MANOR AT OLDE IVY CONDOS

Balance Sheet

Period 06/30/2016

Assets

Bank

1015	Cash Operating Mutual of Omaha	19,237.73
1017	Cash Vinings Bank Checking	184,980.00
1025	Cash Reserves Mutual of Omaha	45,617.19
1029	Money Mkt Vinings Bank	104,765.24

Total Bank 354,600.16

Other Assets

1400	Building Improvements	216,000.00
1405	Amortized Building Improvements	(48,625.48)

Total Other Assets 167,374.52

Prepaid

1300	Prepaid Expense	7,007.70
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Total Prepaid 7,007.70

Total Assets 528,982.38

Liabilities & Equity

Liability

2110	Prepaid Dues	37,938.78
2500	Bank Loans Payable	167,374.52
2630	Contributed Capital	4,807.68

Total Liability 210,120.98

Reserve Activity

2600	Transfer to Reserves	10,980.48
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Total Reserve Activity 10,980.48

Equity

2810	Retained Earnings	316,006.72
	Net Income/(Loss)	(8,125.80)

Total Equity 307,880.92

Total Liabilities & Equity 528,982.38

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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	
Income									
Assessment Revenue									
3000 Homeowner Fees	47,711.64	45,345.82	2,365.82	5.22%	276,456.32	272,074.92	4,381.40	1.61%	544,149.90
3010 Special Assessment	400.00	2,291.67	(1,891.67)	-82.55%	29,716.50	13,750.02	15,966.48	116.12%	27,500.00
3016 Master Association Due	13,084.25	13,230.00	(145.75)	-1.10%	77,755.89	79,380.00	(1,624.11)	-2.05%	158,760.00
3020 Late Fees	522.98	333.33	189.65	56.90%	1,120.46	1,999.98	(879.52)	-43.98%	4,000.00
3060 Capital Contributions	0.00	666.67	(666.67)	-100.00%	4,807.68	4,000.02	807.66	20.19%	8,000.00
TOTAL Assessment	61,718.87	61,867.49	(148.62)	-0.24%	389,856.85	371,204.94	18,651.91	5.02%	742,409.90
Other Revenue									
3240 Gate Remotes/Clickers	10.00	8.33	1.67	20.05%	220.00	49.98	170.02	340.18%	100.00
3900 Bank Interest	29.54	64.17	(34.63)	-53.97%	205.59	385.02	(179.43)	-46.60%	770.00
TOTAL Other Revenue	39.54	72.50	(32.96)	-45.46%	425.59	435.00	(9.41)	-2.16%	870.00
TOTAL Income	61,758.41	61,939.99	(181.58)	-0.29%	390,282.44	371,639.94	18,642.50	5.02%	743,279.90
Expense									
Administrative									
4010 Insurance	7,007.70	7,009.00	(1.30)	-0.02%	42,046.12	42,054.00	(7.88)	-0.02%	84,108.00
4020 Management Expense	2,276.25	2,276.25	0.00	0.00%	13,657.50	13,657.50	0.00	0.00%	27,315.00
4030 Legal Fees	1,500.00	1,666.67	(166.67)	-10.00%	3,500.00	10,000.02	(6,500.02)	-65.00%	20,000.00
4031 Legal Expense-Collecti	(1,815.32)	8.33	(1,823.65)	-21892.56%	(2,110.04)	49.98	(2,160.02)	-4321.77%	100.00
4040 Office & Admin Expens	225.61	250.00	(24.39)	-9.76%	2,135.70	1,500.00	635.70	42.38%	3,000.00
4096 Master Association Exp	13,230.00	13,230.00	0.00	0.00%	79,380.00	79,380.00	0.00	0.00%	158,760.00
4130 Tax/Audit/License	0.00	0.00	0.00	0.00%	265.00	295.00	(30.00)	-10.17%	295.00
4600 Interest Bank Loan	736.35	888.92	(152.57)	-17.16%	4,573.16	5,333.52	(760.36)	-14.26%	10,667.00
4605 Loan Payment	3,536.37	3,383.75	152.62	4.51%	21,063.16	20,302.50	760.66	3.75%	40,605.00
TOTAL Administrative	26,696.96	28,712.92	(2,015.96)	-7.02%	164,510.60	172,572.52	(8,061.92)	-4.67%	344,850.00
Grounds & Landscaping									
5041 Janitorial Contract	4,633.00	3,500.00	1,133.00	32.37%	19,617.00	21,000.00	(1,383.00)	-6.59%	42,000.00
TOTAL Grounds &	4,633.00	3,500.00	1,133.00	32.37%	19,617.00	21,000.00	(1,383.00)	-6.59%	42,000.00
Repairs & Maint.									
7000 Plumbing Repairs	0.00	266.67	(266.67)	-100.00%	1,304.55	1,600.02	(295.47)	-18.47%	3,200.00
7010 Electrical Repair	0.00	666.67	(666.67)	-100.00%	0.00	4,000.02	(4,000.02)	-100.00%	8,000.00
7030 Roof Repairs	0.00	708.33	(708.33)	-100.00%	2,260.00	4,249.98	(1,989.98)	-46.82%	8,500.00
7059 Elevator Contract	0.00	1,000.00	(1,000.00)	-100.00%	12,023.62	6,000.00	6,023.62	100.39%	12,000.00
7060 Elevator Repair /Mainte	0.00	875.00	(875.00)	-100.00%	0.00	5,250.00	(5,250.00)	-100.00%	10,500.00
7065 Elevator Inspection	0.00	125.00	(125.00)	-100.00%	0.00	750.00	(750.00)	-100.00%	1,500.00
7070 Building Repair & Maint	75,777.69	5,166.67	70,611.02	1366.66%	105,674.72	31,000.02	74,674.70	240.89%	62,000.00
7072 Miscel. (Rep & Maint)	0.00	45.83	(45.83)	-100.00%	0.00	274.98	(274.98)	-100.00%	550.00
7085 HVAC Maintenance	5,103.00	500.00	4,603.00	920.60%	6,753.00	3,000.00	3,753.00	125.10%	6,000.00
7305 Pest Control	0.00	208.33	(208.33)	-100.00%	2,783.00	1,249.98	1,533.02	122.64%	2,500.00
7365 Engineering Consulting	0.00	0.00	0.00	0.00%	7,548.10	0.00	7,548.10	0.00%	0.00
TOTAL Repairs & Maint.	80,880.69	9,562.50	71,318.19	745.81%	138,346.99	57,375.00	80,971.99	141.13%	114,750.00
Safety									
7405 Fire Alarm Repair & Ma	275.00	1,250.00	(975.00)	-78.00%	1,650.00	7,500.00	(5,850.00)	-78.00%	15,000.00
7410 Fire Extinguisher	0.00	0.00	0.00	0.00%	0.00	450.00	(450.00)	-100.00%	450.00
7415 Fire Sprinkler System	450.00	1,549.75	(1,099.75)	-70.96%	450.00	9,298.50	(8,848.50)	-95.16%	18,597.00
7416 Fire Safety Inspection	0.00	83.33	(83.33)	-100.00%	532.50	499.98	32.52	6.50%	1,000.00
7445 Gate Maintenance & R	0.00	416.67	(416.67)	-100.00%	1,915.05	2,500.02	(584.97)	-23.40%	5,000.00

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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	
TOTAL Safety	725.00	3,299.75	(2,574.75)	-78.03%	4,547.55	20,248.50	(15,700.95)	-77.54%	40,047.00
Utility									
8000 Utilities - Electric	3,602.90	5,416.67	(1,813.77)	-33.48%	27,805.50	32,500.02	(4,694.52)	-14.44%	65,000.00
8010 Utilities - Gas	538.60	833.33	(294.73)	-35.37%	5,111.07	4,999.98	111.09	2.22%	10,000.00
8035 Utilities - Trash Remov:	0.00	2,833.33	(2,833.33)	-100.00%	14,949.90	16,999.98	(2,050.08)	-12.06%	34,000.00
8050 Utilities - Phone	0.00	1,500.00	(1,500.00)	-100.00%	7,731.47	9,000.00	(1,268.53)	-14.09%	18,000.00
TOTAL Utility	4,141.50	10,583.33	(6,441.83)	-60.87%	55,597.94	63,499.98	(7,902.04)	-12.44%	127,000.00
Reserve Expense (Income)									
9000 Transfer to Reserves	5,490.24	5,490.24	0.00	0.00%	10,980.48	32,941.44	(21,960.96)	-66.67%	65,882.90
9005 Reserve-Capital Transf	0.00	0.00	0.00	0.00%	4,807.68	0.00	4,807.68	0.00%	0.00
9510 Reserve-HVAC	0.00	729.17	(729.17)	-100.00%	0.00	4,375.02	(4,375.02)	-100.00%	8,750.00
TOTAL Reserve Expense	5,490.24	6,219.41	(729.17)	-11.72%	15,788.16	37,316.46	(21,528.30)	-57.69%	74,632.90
TOTAL Expense	122,567.39	61,877.91	60,689.48	98.08%	398,408.24	372,012.46	26,395.78	7.10%	743,279.90
Excess Revenue / (Expense)	(60,808.98)	62.08	(60,871.06)		(8,125.80)	(372.52)	(7,753.28)		0.00