

MANOR AT OLDE IVY CONDOS

Balance Sheet

Period 08/31/2016

**Assets**

Bank

1015	Cash Operating Mutual of Omaha	2,870.53
1017	Cash Vinings Bank Checking	184,980.00
1025	Cash Reserves Mutual of Omaha	39,249.23
1029	Money Mkt Vinings Bank	104,809.74

Total Bank 331,909.50

Other Assets

1400	Building Improvements	216,000.00
1405	Amortized Building Improvements	(55,775.71)

Total Other Assets 160,224.29

*Total Assets*

492,133.79

**Liabilities & Equity**

Liability

2110	Prepaid Dues	33,948.51
2500	Bank Loans Payable	160,224.29
2630	Contributed Capital	7,940.26

Total Liability 202,113.06

Reserve Activity

2600	Transfer to Reserves	16,470.72
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Total Reserve Activity 16,470.72

Equity

2810	Retained Earnings	316,006.72
	Net Income/(Loss)	(42,456.71)

Total Equity 273,550.01

*Total Liabilities & Equity*

492,133.79

# MANOR AT OLDE IVY CONDOS

## Income/Expense Statement

Posted 8/1/2016 to 8/31/2016 11:59:00 PM

	Current Month 1000 - Operating				Year to Date 1000 - Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b>Assessment Revenue</b>									
<b>3000</b> Homeowner Fees	45,016.78	45,345.82	(329.04)	-0.73%	366,506.25	362,766.56	3,739.69	1.03%	544,149.90
<b>3010</b> Special Assessment	18.98	2,291.67	(2,272.69)	-99.17%	29,735.48	18,333.36	11,402.12	62.19%	27,500.00
<b>3016</b> Master Association Dues	13,010.33	13,230.00	(219.67)	-1.66%	103,617.76	105,840.00	(2,222.24)	-2.10%	158,760.00
<b>3020</b> Late Fees	120.75	333.33	(212.58)	-63.77%	1,395.06	2,666.64	(1,271.58)	-47.68%	4,000.00
<b>3060</b> Capital Contributions	2,290.48	666.67	1,623.81	243.57%	7,940.26	5,333.36	2,606.90	48.88%	8,000.00
<b>TOTAL Assessment</b>	<u>60,457.32</u>	<u>61,867.49</u>	<u>(1,410.17)</u>	<u>-2.28%</u>	<u>509,194.81</u>	<u>494,939.92</u>	<u>14,254.89</u>	<u>2.88%</u>	<u>742,409.90</u>
<b>Other Revenue</b>									
<b>3240</b> Gate Remotes/Clickers	80.00	8.33	71.67	860.38%	320.00	66.64	253.36	380.19%	100.00
<b>3900</b> Bank Interest	29.24	64.17	(34.93)	-54.43%	261.90	513.36	(251.46)	-48.98%	770.00
<b>TOTAL Other Revenue</b>	<u>109.24</u>	<u>72.50</u>	<u>36.74</u>	<u>50.68%</u>	<u>581.90</u>	<u>580.00</u>	<u>1.90</u>	<u>0.33%</u>	<u>870.00</u>
<b>TOTAL Income</b>	<u>60,566.56</u>	<u>61,939.99</u>	<u>(1,373.43)</u>	<u>-2.22%</u>	<u>509,776.71</u>	<u>495,519.92</u>	<u>14,256.79</u>	<u>2.88%</u>	<u>743,279.90</u>
<b>Expense</b>									
<b>Administrative</b>									
<b>4010</b> Insurance	0.00	7,009.00	(7,009.00)	-100.00%	42,046.12	56,072.00	(14,025.88)	-25.01%	84,108.00
<b>4020</b> Management Expense	2,276.25	2,276.25	0.00	0.00%	18,210.00	18,210.00	0.00	0.00%	27,315.00
<b>4030</b> Legal Fees	0.00	1,666.67	(1,666.67)	-100.00%	3,500.00	13,333.36	(9,833.36)	-73.75%	20,000.00
<b>4031</b> Legal Expense-Collecti	0.00	8.33	(8.33)	-100.00%	(2,110.04)	66.64	(2,176.68)	-3266.33%	100.00
<b>4040</b> Office & Admin Expens	265.05	250.00	15.05	6.02%	2,687.67	2,000.00	687.67	34.38%	3,000.00
<b>4096</b> Master Association Exp	13,230.00	13,230.00	0.00	0.00%	105,840.00	105,840.00	0.00	0.00%	158,760.00
<b>4130</b> Tax/Audit/License	0.00	0.00	0.00	0.00%	265.00	295.00	(30.00)	-10.17%	295.00
<b>4600</b> Interest Bank Loan	701.75	888.92	(187.17)	-21.06%	5,968.37	7,111.36	(1,142.99)	-16.07%	10,667.00
<b>4605</b> Loan Payment	3,570.97	3,383.75	187.22	5.53%	28,213.39	27,070.00	1,143.39	4.22%	40,605.00
<b>TOTAL Administrative</b>	<u>20,044.02</u>	<u>28,712.92</u>	<u>(8,668.90)</u>	<u>-30.19%</u>	<u>204,620.51</u>	<u>229,998.36</u>	<u>(25,377.85)</u>	<u>-11.03%</u>	<u>344,850.00</u>
<b>Grounds &amp; Landscaping</b>									
<b>5041</b> Janitorial Contract	2,885.00	3,500.00	(615.00)	-17.57%	25,585.00	28,000.00	(2,415.00)	-8.63%	42,000.00
<b>TOTAL Grounds &amp;</b>	<u>2,885.00</u>	<u>3,500.00</u>	<u>(615.00)</u>	<u>-17.57%</u>	<u>25,585.00</u>	<u>28,000.00</u>	<u>(2,415.00)</u>	<u>-8.63%</u>	<u>42,000.00</u>
<b>Repairs &amp; Maint.</b>									
<b>7000</b> Plumbing Repairs	0.00	266.67	(266.67)	-100.00%	1,304.55	2,133.36	(828.81)	-38.85%	3,200.00
<b>7010</b> Electrical Repair	0.00	666.67	(666.67)	-100.00%	0.00	5,333.36	(5,333.36)	-100.00%	8,000.00
<b>7030</b> Roof Repairs	0.00	708.33	(708.33)	-100.00%	2,260.00	5,666.64	(3,406.64)	-60.12%	8,500.00
<b>7059</b> Elevator Contract	0.00	1,000.00	(1,000.00)	-100.00%	16,076.55	8,000.00	8,076.55	100.96%	12,000.00
<b>7060</b> Elevator Repair /Mainte	311.00	875.00	(564.00)	-64.46%	311.00	7,000.00	(6,689.00)	-95.56%	10,500.00
<b>7065</b> Elevator Inspection	0.00	125.00	(125.00)	-100.00%	0.00	1,000.00	(1,000.00)	-100.00%	1,500.00
<b>7070</b> Building Repair & Maint	27,318.71	5,166.67	22,152.04	428.75%	158,989.81	41,333.36	117,656.45	284.65%	62,000.00
<b>7072</b> Miscel. (Rep & Maint)	0.00	45.83	(45.83)	-100.00%	0.00	366.64	(366.64)	-100.00%	550.00
<b>7085</b> HVAC Maintenance	125.00	500.00	(375.00)	-75.00%	14,679.45	4,000.00	10,679.45	266.99%	6,000.00
<b>7305</b> Pest Control	0.00	208.33	(208.33)	-100.00%	3,069.00	1,666.64	1,402.36	84.14%	2,500.00
<b>7365</b> Engineering Consulting	5,391.50	0.00	5,391.50	0.00%	12,939.60	0.00	12,939.60	0.00%	0.00
<b>TOTAL Repairs &amp; Maint.</b>	<u>33,146.21</u>	<u>9,562.50</u>	<u>23,583.71</u>	<u>246.63%</u>	<u>209,629.96</u>	<u>76,500.00</u>	<u>133,129.96</u>	<u>174.03%</u>	<u>114,750.00</u>
<b>Safety</b>									
<b>7405</b> Fire Alarm Repair & Ma	345.00	1,250.00	(905.00)	-72.40%	1,995.00	10,000.00	(8,005.00)	-80.05%	15,000.00
<b>7410</b> Fire Extinguisher	0.00	0.00	0.00	0.00%	222.00	450.00	(228.00)	-50.67%	450.00
<b>7415</b> Fire Sprinkler System	0.00	1,549.75	(1,549.75)	-100.00%	1,325.00	12,398.00	(11,073.00)	-89.31%	18,597.00
<b>7416</b> Fire Safety Inspection	0.00	83.33	(83.33)	-100.00%	532.50	666.64	(134.14)	-20.12%	1,000.00
<b>7445</b> Gate Maintenance & Re	0.00	416.67	(416.67)	-100.00%	2,989.80	3,333.36	(343.56)	-10.31%	5,000.00

# MANOR AT OLDE IVY CONDOS

## Income/Expense Statement

Posted 8/1/2016 to 8/31/2016 11:59:00 PM

	Current Month 1000 - Operating				Year to Date 1000 - Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
TOTAL Safety	345.00	3,299.75	(2,954.75)	-89.54%	7,064.30	26,848.00	(19,783.70)	-73.69%	40,047.00
<b>Utility</b>									
<b>8000</b> Utilities - Electric	6,527.96	5,416.67	1,111.29	20.52%	40,023.81	43,333.36	(3,309.55)	-7.64%	65,000.00
<b>8010</b> Utilities - Gas	474.23	833.33	(359.10)	-43.09%	6,053.05	6,666.64	(613.59)	-9.20%	10,000.00
<b>8035</b> Utilities - Trash Remov:	0.00	2,833.33	(2,833.33)	-100.00%	22,424.85	22,666.64	(241.79)	-1.07%	34,000.00
<b>8050</b> Utilities - Phone	1,564.03	1,500.00	64.03	4.27%	12,420.96	12,000.00	420.96	3.51%	18,000.00
TOTAL Utility	8,566.22	10,583.33	(2,017.11)	-19.06%	80,922.67	84,666.64	(3,743.97)	-4.42%	127,000.00
<b>Reserve Expense (Income)</b>									
<b>9000</b> Transfer to Reserves	5,490.24	5,490.24	0.00	0.00%	16,470.72	43,921.92	(27,451.20)	-62.50%	65,882.90
<b>9005</b> Reserve-Capital Transf	2,290.48	0.00	2,290.48	0.00%	7,940.26	0.00	7,940.26	0.00%	0.00
<b>9510</b> Reserve-HVAC	0.00	729.17	(729.17)	-100.00%	0.00	5,833.36	(5,833.36)	-100.00%	8,750.00
TOTAL Reserve Expense	7,780.72	6,219.41	1,561.31	25.10%	24,410.98	49,755.28	(25,344.30)	-50.94%	74,632.90
TOTAL Expense	72,767.17	61,877.91	10,889.26	17.60%	552,233.42	495,768.28	56,465.14	11.39%	743,279.90
Excess Revenue / (Expense)	(12,200.61)	62.08	(12,262.69)		(42,456.71)	(248.36)	(42,208.35)		0.00