

MANOR AT OLDE IVY CONDOS

Balance Sheet

Period 01/31/2018

Assets		
<u>Bank</u>		
1015	Cash Operating Mutual of Omaha	14,199.26
1017	Cash Vinings Bank Checking	84,212.72
1025	Cash Reserves Mutual of Omaha	102,087.37
1029	Money Mkt Vinings Bank	105,182.25
	<u>Total Bank</u>	<u>305,681.60</u>
<u>Other Assets</u>		
1400	Building Improvements	216,000.00
1405	Amortized Building Improvements	(119,036.73)
	<u>Total Other Assets</u>	<u>96,963.27</u>
	<i>Total Assets</i>	<u><u>402,644.87</u></u>
 Liabilities & Equity		
<u>Liability</u>		
2110	Prepaid Dues	43,577.28
2500	Bank Loans Payable	96,963.27
2601	Transfer to Reserves-S/A	350.46
	<u>Total Liability</u>	<u>140,891.01</u>
<u>Reserve Activity</u>		
2600	Transfer to Reserves	13,220.92
2605	Reserve Capital Contribution	1,577.42
	<u>Total Reserve Activity</u>	<u>14,798.34</u>
<u>Equity</u>		
2810	Retained Earnings	260,826.11
	Net Income/(Loss)	(13,870.59)
	<u>Total Equity</u>	<u>246,955.52</u>
	<i>Total Liabilities & Equity</i>	<u><u>402,644.87</u></u>

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	51,169.19	48,100.00	3,069.19	6.38%	51,169.19	48,100.00	3,069.19	6.38%	577,200.00
3010 Special Assessment	350.46	2,291.67	(1,941.21)	-84.71%	350.46	2,291.67	(1,941.21)	-84.71%	27,500.00
3016 Master Association Due	18,279.44	15,428.33	2,851.11	18.48%	18,279.44	15,428.33	2,851.11	18.48%	185,140.00
3020 Late Fees	(934.27)	250.00	(1,184.27)	-473.71%	(934.27)	250.00	(1,184.27)	-473.71%	3,000.00
3030 Interest Inc. Homeowne	1,404.71	0.00	1,404.71	0.00%	1,404.71	0.00	1,404.71	0.00%	0.00
3060 Capital Contributions	1,577.42	1,333.33	244.09	18.31%	1,577.42	1,333.33	244.09	18.31%	16,000.00
TOTAL Assessment	71,846.95	67,403.33	4,443.62	6.59%	71,846.95	67,403.33	4,443.62	6.59%	808,840.00
Other Revenue									
3900 Bank Interest	39.37	32.50	6.87	21.14%	39.37	32.50	6.87	21.14%	390.00
3972 Duct Cleaning	50.00	0.00	50.00	0.00%	50.00	0.00	50.00	0.00%	0.00
TOTAL Other Revenue	89.37	32.50	56.87	174.98%	89.37	32.50	56.87	174.98%	390.00
TOTAL Income	71,936.32	67,435.83	4,500.49	6.67%	71,936.32	67,435.83	4,500.49	6.67%	809,230.00
Expense									
Administrative									
4010 Insurance	6,309.65	5,548.33	761.32	13.72%	6,309.65	5,548.33	761.32	13.72%	66,580.00
4020 Management Expense	3,642.00	3,642.00	0.00	0.00%	3,642.00	3,642.00	0.00	0.00%	43,704.00
4030 Legal Fees	1,551.46	416.67	1,134.79	272.35%	1,551.46	416.67	1,134.79	272.35%	5,000.00
4031 Legal Expense-Collectic	0.00	(416.67)	416.67	-100.00%	0.00	(416.67)	416.67	-100.00%	(5,000.00)
✓4040 Office & Admin Expense	1,169.76	333.33	836.43	250.93%	1,169.76	333.33	836.43	250.93%	4,000.00
4096 Master Association Exp	15,435.00	15,435.00	0.00	0.00%	15,435.00	15,435.00	0.00	0.00%	185,220.00
4130 Tax/Audit/License	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	325.00
4600 Interest Bank Loan	431.88	500.00	(68.12)	-13.62%	431.88	500.00	(68.12)	-13.62%	6,000.00
4605 Loan Payment	3,840.84	3,775.00	65.84	1.74%	3,840.84	3,775.00	65.84	1.74%	45,300.00
TOTAL Administrative	32,380.59	29,233.66	3,146.93	10.76%	32,380.59	29,233.66	3,146.93	10.76%	351,129.00
Grounds & Landscaping									
5041 Janitorial Contract	4,838.00	3,791.67	1,046.33	27.60%	4,838.00	3,791.67	1,046.33	27.60%	45,500.00
TOTAL Grounds &	4,838.00	3,791.67	1,046.33	27.60%	4,838.00	3,791.67	1,046.33	27.60%	45,500.00
Repairs & Maint.									
✓7000 Plumbing Repairs	737.00	208.33	528.67	253.77%	737.00	208.33	528.67	253.77%	2,500.00
7010 Electrical Repair	0.00	166.67	(166.67)	-100.00%	0.00	166.67	(166.67)	-100.00%	2,000.00
7030 Roof Repairs	0.00	1,916.67	(1,916.67)	-100.00%	0.00	1,916.67	(1,916.67)	-100.00%	23,000.00
✓7059 Elevator Contract	4,330.20	1,416.67	2,913.53	205.66%	4,330.20	1,416.67	2,913.53	205.66%	17,000.00
7060 Elevator Repair /Mainte	0.00	208.33	(208.33)	-100.00%	0.00	208.33	(208.33)	-100.00%	2,500.00
7070 Building Repair & Maint	4,086.59	4,333.33	(246.74)	-5.69%	4,086.59	4,333.33	(246.74)	-5.69%	52,000.00
✓7085 HVAC Maintenance	5,005.00	500.00	4,505.00	901.00%	5,005.00	500.00	4,505.00	901.00%	6,000.00
7305 Pest Control	125.00	250.00	(125.00)	-50.00%	125.00	250.00	(125.00)	-50.00%	3,000.00
TOTAL Repairs & Maint.	14,283.79	9,000.00	5,283.79	58.71%	14,283.79	9,000.00	5,283.79	58.71%	108,000.00
Safety									
7405 Fire Alarm Repair & Mai	690.00	541.67	148.33	27.38%	690.00	541.67	148.33	27.38%	6,500.00
7410 Fire Extinguisher	0.00	37.50	(37.50)	-100.00%	0.00	37.50	(37.50)	-100.00%	450.00
7415 Fire Sprinkler System	0.00	750.00	(750.00)	-100.00%	0.00	750.00	(750.00)	-100.00%	9,000.00
7416 Fire Safety Inspection	0.00	83.33	(83.33)	-100.00%	0.00	83.33	(83.33)	-100.00%	1,000.00
7445 Gate Maintenance & Re	1,269.18	666.67	602.51	90.38%	1,269.18	666.67	602.51	90.38%	8,000.00
TOTAL Safety	1,959.18	2,079.17	(119.99)	-5.77%	1,959.18	2,079.17	(119.99)	-5.77%	24,950.00
Utility									

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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	
8000 Utilities - Electric	4,672.64	4,833.33	(160.69)	-3.32%	4,672.64	4,833.33	(160.69)	-3.32%	58,000.00
8010 Utilities - Gas	1,257.78	750.00	507.78	67.70%	1,257.78	750.00	507.78	67.70%	9,000.00
8035 Utilities - Trash Remova	6,944.95	8,500.00	(1,555.05)	-18.29%	6,944.95	8,500.00	(1,555.05)	-18.29%	34,000.00
8050 Utilities - Phone	1,588.99	1,666.67	(77.68)	-4.66%	1,588.99	1,666.67	(77.68)	-4.66%	20,000.00
TOTAL Utility	14,464.36	15,750.00	(1,285.64)	-8.16%	14,464.36	15,750.00	(1,285.64)	-8.16%	121,000.00
Reserve Expense (Income)									
9000 Transfer to Reserves	13,220.92	13,220.92	0.00	0.00%	13,220.92	13,220.92	0.00	0.00%	158,651.00
9003 Reserve-Special Asses:	356.46	0.00	356.46	0.00%	356.46	0.00	356.46	0.00%	0.00
9005 Reserve-Capital Transfe	1,577.42	0.00	1,577.42	0.00%	1,577.42	0.00	1,577.42	0.00%	0.00
9547 Reserve-Building Maint	2,726.19	0.00	2,726.19	0.00%	2,726.19	0.00	2,726.19	0.00%	0.00
TOTAL Reserve Expense	17,880.99	13,220.92	4,660.07	35.25%	17,880.99	13,220.92	4,660.07	35.25%	158,651.00
TOTAL Expense	85,806.91	73,075.42	12,731.49	17.42%	85,806.91	73,075.42	12,731.49	17.42%	809,230.00
Excess Revenue / (Expense)	(13,870.59)	(5,639.59)	(8,231.00)		(13,870.59)	(5,639.59)	(8,231.00)		0.00