

MANOR AT OLDE IVY CONDOS

Balance Sheet

Period 03/31/2018

<u>Assets</u>		
<u>Bank</u>		
1015	Cash Operating Mutual of Omaha	169,123.38
1017	Cash Vinings Bank Checking	84,212.72
1025	Cash Reserves Mutual of Omaha	114,639.93
1029	Money Mkt Vinings Bank	105,224.04
	<u>Total Bank</u>	<u>473,200.07</u>
<u>Other Assets</u>		
1400	Building Improvements	216,000.00
1405	Amortized Building Improvements	(126,807.44)
	<u>Total Other Assets</u>	<u>89,192.56</u>
	<i>Total Assets</i>	<u><u>562,392.63</u></u>
 <u>Liabilities & Equity</u>		
2614	Exp Pd fr Reserve -CY	(46,220.39)
		<u>(46,220.39)</u>
<u>Liability</u>		
2110	Prepaid Dues	44,161.83
2250	Insurance Recoveries	147,422.00
2500	Bank Loans Payable	89,192.56
2601	Transfer to Reserves-S/A	28,460.87
	<u>Total Liability</u>	<u>309,237.26</u>
<u>Reserve Activity</u>		
2600	Transfer to Reserves	39,662.76
2605	Reserve Capital Contribution	3,045.40
	<u>Total Reserve Activity</u>	<u>42,708.16</u>
<u>Equity</u>		
2810	Retained Earnings	260,826.11
	Net Income/(Loss)	(4,158.51)
	<u>Total Equity</u>	<u>256,667.60</u>
	<i>Total Liabilities & Equity</i>	<u><u>562,392.63</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	46,402.81	48,100.00	(1,697.19)	-3.53%	145,073.08	144,300.00	773.08	0.54%	577,200.00
3010 Special Assessment	26,842.07	2,291.67	24,550.40	1071.29%	27,603.03	6,875.01	20,728.02	301.50%	27,500.00
3016 Master Association Due	16,678.14	15,428.33	1,249.81	8.10%	52,801.95	46,284.99	6,516.96	14.08%	185,140.00
3020 Late Fees	531.24	250.00	281.24	112.50%	1,283.57	750.00	533.57	71.14%	3,000.00
3030 Interest Inc. Homeowne	0.00	0.00	0.00	0.00%	452.96	0.00	452.96	0.00%	0.00
3060 Capital Contributions	857.84	1,333.33	(475.49)	-35.66%	3,903.24	3,999.99	(96.75)	-2.42%	16,000.00
TOTAL Assessment	91,312.10	67,403.33	23,908.77	35.47%	231,117.83	202,209.99	28,907.84	14.30%	808,840.00
Other Revenue									
3900 Bank Interest	41.90	32.50	9.40	28.92%	120.60	97.50	23.10	23.69%	390.00
3972 Duct Cleaning	0.00	0.00	0.00	0.00%	50.00	0.00	50.00	0.00%	0.00
TOTAL Other Revenue	41.90	32.50	9.40	28.92%	170.60	97.50	73.10	74.97%	390.00
TOTAL Income	91,354.00	67,435.83	23,918.17	35.47%	231,288.43	202,307.49	28,980.94	14.33%	809,230.00
Expense									
Administrative									
4010 Insurance	6,309.65	5,548.33	761.32	13.72%	18,928.95	16,644.99	2,283.96	13.72%	66,580.00
4020 Management Expense	3,642.00	3,642.00	0.00	0.00%	10,926.00	10,926.00	0.00	0.00%	43,704.00
4030 Legal Fees	24.12	416.67	(392.55)	-94.21%	1,576.04	1,250.01	326.03	26.08%	5,000.00
4031 Legal Expense-Collectic	0.00	(416.67)	416.67	-100.00%	0.00	(1,250.01)	1,250.01	-100.00%	(5,000.00)
4040 Office & Admin Expense	416.38	333.33	83.05	24.92%	2,164.75	999.99	1,164.76	116.48%	4,000.00
4096 Master Association Exp	15,435.00	15,435.00	0.00	0.00%	46,305.00	46,305.00	0.00	0.00%	185,220.00
4130 Tax/Audit/License	0.00	325.00	(325.00)	-100.00%	265.00	325.00	(60.00)	-18.46%	325.00
4600 Interest Bank Loan	358.85	500.00	(141.15)	-28.23%	1,206.61	1,500.00	(293.39)	-19.56%	6,000.00
4605 Loan Payment	3,913.87	3,775.00	138.87	3.68%	11,611.55	11,325.00	286.55	2.53%	45,300.00
TOTAL Administrative	30,099.87	29,558.66	541.21	1.83%	92,983.90	88,025.98	4,957.92	5.63%	351,129.00
Grounds & Landscaping									
5041 Janitorial Contract	3,233.00	3,791.67	(558.67)	-14.73%	11,304.00	11,375.01	(71.01)	-0.62%	45,500.00
TOTAL Grounds &	3,233.00	3,791.67	(558.67)	-14.73%	11,304.00	11,375.01	(71.01)	-0.62%	45,500.00
Repairs & Maint.									
7000 Plumbing Repairs	0.00	208.33	(208.33)	-100.00%	1,095.00	624.99	470.01	75.20%	2,500.00
7010 Electrical Repair	0.00	166.67	(166.67)	-100.00%	0.00	500.01	(500.01)	-100.00%	2,000.00
7030 Roof Repairs	0.00	1,916.67	(1,916.67)	-100.00%	0.00	5,750.01	(5,750.01)	-100.00%	23,000.00
7059 Elevator Contract	0.00	1,416.67	(1,416.67)	-100.00%	4,330.20	4,250.01	80.19	1.89%	17,000.00
7060 Elevator Repair /Mainte	0.00	208.33	(208.33)	-100.00%	0.00	624.99	(624.99)	-100.00%	2,500.00
7070 Building Repair & Maint	5,983.69	4,333.33	1,650.36	38.09%	12,230.42	12,999.99	(769.57)	-5.92%	52,000.00
7085 HVAC Maintenance	0.00	500.00	(500.00)	-100.00%	5,005.00	1,500.00	3,505.00	233.67%	6,000.00
7305 Pest Control	0.00	250.00	(250.00)	-100.00%	411.00	750.00	(339.00)	-45.20%	3,000.00
TOTAL Repairs & Maint.	5,983.69	9,000.00	(3,016.31)	-33.51%	23,071.62	27,000.00	(3,928.38)	-14.55%	108,000.00
Safety									
7405 Fire Alarm Repair & Mai	520.00	541.67	(21.67)	-4.00%	1,370.00	1,625.01	(255.01)	-15.69%	6,500.00
7410 Fire Extinguisher	0.00	37.50	(37.50)	-100.00%	0.00	112.50	(112.50)	-100.00%	450.00
7415 Fire Sprinkler System	0.00	750.00	(750.00)	-100.00%	0.00	2,250.00	(2,250.00)	-100.00%	9,000.00
7416 Fire Safety Inspection	0.00	83.33	(83.33)	-100.00%	0.00	249.99	(249.99)	-100.00%	1,000.00
7445 Gate Maintenance & Re	180.00	666.67	(486.67)	-73.00%	1,449.18	2,000.01	(550.83)	-27.54%	8,000.00
TOTAL Safety	700.00	2,079.17	(1,379.17)	-66.33%	2,819.18	6,237.51	(3,418.33)	-54.80%	24,950.00
Utility									

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	Current Month 1000 - Operating				Year to Date 1000 - Operating				Annual
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8000 Utilities - Electric	5,984.14	4,833.33	1,150.81	23.81%	18,468.57	14,499.99	3,968.58	27.37%	58,000.00
8010 Utilities - Gas	1,012.01	750.00	262.01	34.93%	3,926.11	2,250.00	1,676.11	74.49%	9,000.00
8035 Utilities - Trash Remova	0.00	0.00	0.00	0.00%	6,944.95	8,500.00	(1,555.05)	-18.29%	34,000.00
8050 Utilities - Phone	1,529.05	1,666.67	(137.62)	-8.26%	4,759.58	5,000.01	(240.43)	-4.81%	20,000.00
TOTAL Utility	8,525.20	7,250.00	1,275.20	17.59%	34,099.21	30,250.00	3,849.21	12.72%	121,000.00
Reserve Expense (Income)									
9000 Transfer to Reserves	13,220.92	13,220.92	0.00	0.00%	39,662.76	39,662.76	0.00	0.00%	158,651.00
9003 Reserve-Special Asses:	26,842.07	0.00	26,842.07	0.00%	27,603.03	0.00	27,603.03 ✓	0.00%	0.00
9005 Reserve-Capital Transft	857.84	0.00	857.84	0.00%	3,903.24	0.00	3,903.24	0.00%	0.00
9547 Reserve-Building Maint	0.00	0.00	0.00	0.00%	46,220.39	0.00	46,220.39	0.00%	0.00
9600 Exp Pd fr Reserve	0.00	0.00	0.00	0.00%	(46,220.39)	0.00	(46,220.39)	0.00%	0.00
TOTAL Reserve Expense	40,920.83	13,220.92	27,699.91	209.52%	71,169.03	39,662.76	31,506.27	79.44%	158,651.00
TOTAL Expense	89,462.59	64,900.42	24,562.17	37.85%	235,446.94	202,551.26	32,895.68	16.24%	809,230.00
Excess Revenue / (Expense)	1,891.41	2,535.41	(644.00)		(4,158.51)	(243.77)	(3,914.74)		0.00