

MANOR AT OLDE IVY CONDOS

Balance Sheet

Period 06/30/2018

Assets

Bank

1015	Cash Operating Mutual of Omaha	32,388.32
1017	Cash Vinings Bank Checking	84,212.72
1025	Cash Reserves Mutual of Omaha	58,884.52
1029	Money Mkt Vinings Bank	105,289.64

<u>Total Bank</u>	280,775.20
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Other Assets

1400	Building Improvements	216,000.00
1405	Amortized Building Improvements	(138,545.55)

<u>Total Other Assets</u>	77,454.45
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<i>Total Assets</i>	358,229.65
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Liabilities & Equity

Liability

2110	Prepaid Dues	41,801.68
2250	Insurance Recoveries	19,517.51
2500	Bank Loans Payable	77,454.45

<u>Total Liability</u>	138,773.64
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Reserve Activity

2600	Transfer to Reserves	79,325.52
2601	Transfer to Reserves-S/A	28,891.11
2605	Reserve Capital Contribution	11,296.52
2614	Exp Pd fr Reserve -CY	(150,370.49)

<u>Total Reserve Activity</u>	(30,857.34)
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Equity

2810	Retained Earnings	260,826.11
	Net Income/(Loss)	(10,512.76)

<u>Total Equity</u>	250,313.35
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<i>Total Liabilities & Equity</i>	358,229.65
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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	48,130.57	48,100.00	30.57	0.06%	288,705.90	288,600.00	105.90	0.04%	577,200.00
3010 Special Assessment	138.92	2,291.67	(2,152.75)	-93.94%	28,891.11	13,750.02	15,141.09	110.12%	27,500.00
3016 Master Association Due	15,979.53	15,428.33	551.20	3.57%	99,207.72	92,569.98	6,637.74	7.17%	185,140.00
3020 Late Fees	421.25	250.00	171.25	68.50%	2,668.56	1,500.00	1,168.56	77.90%	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	4,012.92	1,333.33	2,679.59	200.97%	11,296.52	7,999.98	3,296.54	41.21%	16,000.00
3090 Fines	0.00	0.00	0.00	0.00%	450.00	0.00	450.00	0.00%	0.00
TOTAL Assessment	68,683.19	67,403.33	1,279.86	1.90%	431,672.77	404,419.98	27,252.79	6.74%	808,840.00
Other Revenue									
3900 Bank Interest	43.61	32.50	11.11	34.18%	258.69	195.00	63.69	32.66%	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	43.61	32.50	11.11	34.18%	308.69	195.00	113.69	58.30%	390.00
TOTAL Income	68,726.80	67,435.83	1,290.97	1.91%	431,981.46	404,614.98	27,366.48	6.76%	809,230.00
Expense									
Administrative									
4010 Insurance	6,309.65	5,548.33	761.32	13.72%	37,857.90	33,289.98	4,567.92	13.72%	66,580.00
4020 Management Expense	3,642.00	3,642.00	0.00	0.00%	21,852.00	21,852.00	0.00	0.00%	43,704.00
4030 Legal Fees	175.75	416.67	(240.92)	-57.82%	1,997.73	2,500.02	(502.29)	-20.09%	5,000.00
4031 Legal Expense-Collectic	0.00	(416.67)	416.67	-100.00%	0.00	(2,500.02)	2,500.02	-100.00%	(5,000.00)
4040 Office & Admin Expense	466.33	333.33	133.00	39.90%	3,638.67	1,999.98	1,638.69	81.94%	4,000.00
4096 Master Association Exp	15,435.00	15,435.00	0.00	0.00%	92,610.00	92,610.00	0.00	0.00%	185,220.00
4130 Tax/Audit/License	0.00	0.00	0.00	0.00%	315.00	325.00	(10.00)	-3.08%	325.00
4600 Interest Bank Loan	347.11	500.00	(152.89)	-30.58%	2,286.66	3,000.00	(713.34)	-23.78%	6,000.00
4605 Loan Payment	3,925.61	3,775.00	150.61	3.99%	23,349.66	22,650.00	699.66	3.09%	45,300.00
TOTAL Administrative	30,301.45	29,233.66	1,067.79	3.65%	183,907.62	175,726.96	8,180.66	4.66%	351,129.00
Grounds & Landscaping									
5041 Janitorial Contract	3,233.00	3,791.67	(558.67)	-14.73%	21,045.00	22,750.02	(1,705.02)	-7.49%	45,500.00
TOTAL Grounds &	3,233.00	3,791.67	(558.67)	-14.73%	21,045.00	22,750.02	(1,705.02)	-7.49%	45,500.00
Repairs & Maint.									
7000 Plumbing Repairs	204.00	208.33	(4.33)	-2.08%	1,675.00	1,249.98	425.02	34.00%	2,500.00
7010 Electrical Repair	0.00	166.67	(166.67)	-100.00%	0.00	1,000.02	(1,000.02)	-100.00%	2,000.00
7030 Roof Repairs	645.00	1,916.67	(1,271.67)	-66.35%	645.00	11,500.02	(10,855.02)	-94.39%	23,000.00
7059 Elevator Contract	0.00	1,416.67	(1,416.67)	-100.00%	9,770.40	8,500.02	1,270.38	14.95%	17,000.00
7060 Elevator Repair /Mainte	0.00	208.33	(208.33)	-100.00%	0.00	1,249.98	(1,249.98)	-100.00%	2,500.00
7070 Building Repair & Maint	5,291.91	4,333.33	958.58	22.12%	26,536.73	25,999.98	536.75	2.06%	52,000.00
7085 HVAC Maintenance	978.16	500.00	478.16	95.63%	5,983.16	3,000.00	2,983.16	99.44%	6,000.00
7305 Pest Control	0.00	250.00	(250.00)	-100.00%	897.00	1,500.00	(603.00)	-40.20%	3,000.00
TOTAL Repairs & Maint.	7,119.07	9,000.00	(1,880.93)	-20.90%	45,507.29	54,000.00	(8,492.71)	-15.73%	108,000.00
Safety									
7405 Fire Alarm Repair & Mai	2,901.00	541.67	2,359.33	435.57%	4,731.00	3,250.02	1,480.98	45.57%	6,500.00
7410 Fire Extinguisher	0.00	37.50	(37.50)	-100.00%	0.00	225.00	(225.00)	-100.00%	450.00
7415 Fire Sprinkler System	0.00	750.00	(750.00)	-100.00%	4,900.00	4,500.00	400.00	8.89%	9,000.00
7416 Fire Safety Inspection	0.00	83.33	(83.33)	-100.00%	0.00	499.98	(499.98)	-100.00%	1,000.00
7445 Gate Maintenance & Re	377.50	666.67	(289.17)	-43.38%	3,225.04	4,000.02	(774.98)	-19.37%	8,000.00
TOTAL Safety	3,278.50	2,079.17	1,199.33	57.68%	12,856.04	12,475.02	381.02	3.05%	24,950.00

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Income Expense Statement

Posted 6/1/2018 to 6/30/2018 11:59:00 PM

	Current Month 1000 - Operating				Year to Date 1000 - Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Utility									
8000 Utilities - Electric	4,176.31	4,833.33	(657.02)	-13.59%	28,695.69	28,999.98	(304.29)	-1.05%	58,000.00
8010 Utilities - Gas	547.09	750.00	(202.91)	-27.05%	6,310.02	4,500.00	1,810.02	40.22%	9,000.00
8035 Utilities - Trash Remova	0.00	0.00	0.00	0.00%	14,990.90	17,000.00	(2,009.10)	-11.82%	34,000.00
8050 Utilities - Phone	1,664.64	1,666.67	(2.03)	-0.12%	9,668.51	10,000.02	(331.51)	-3.32%	20,000.00
TOTAL Utility	<u>6,388.04</u>	<u>7,250.00</u>	<u>(861.96)</u>	<u>-11.89%</u>	<u>59,665.12</u>	<u>60,500.00</u>	<u>(834.88)</u>	<u>-1.38%</u>	<u>121,000.00</u>
Reserve Expense (Income)									
9000 Transfer to Reserves	13,220.92	13,220.92	0.00	0.00%	79,325.52	79,325.52	0.00	0.00%	158,651.00
9003 Reserve-Special Asses:	138.92	0.00	138.92	0.00%	28,891.11	0.00	28,891.11	0.00%	0.00
9005 Reserve-Capital Transfr	4,012.92	0.00	4,012.92	0.00%	11,296.52	0.00	11,296.52	0.00%	0.00
9040 Reserve-Roofs/Gutters	88,254.10	0.00	88,254.10	0.00%	88,254.10	0.00	88,254.10	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
9587 Reserve-Light Installatic	0.00	0.00	0.00	0.00%	15,896.00	0.00	15,896.00	0.00%	0.00
9600 Exp Pd fr Reserve	(88,254.10)	0.00	(88,254.10)	0.00%	(150,370.49)	0.00	(150,370.49)	0.00%	0.00
TOTAL Reserve Expense	<u>17,372.76</u>	<u>13,220.92</u>	<u>4,151.84</u>	<u>31.40%</u>	<u>119,513.15</u>	<u>79,325.52</u>	<u>40,187.63</u>	<u>50.66%</u>	<u>158,651.00</u>
TOTAL Expense	<u>67,692.82</u>	<u>64,575.42</u>	<u>3,117.40</u>	<u>4.83%</u>	<u>442,494.22</u>	<u>404,777.52</u>	<u>37,716.70</u>	<u>9.32%</u>	<u>809,230.00</u>
Excess Revenue / (Expense)	<u>1,033.98</u>	<u>2,860.41</u>	<u>(1,826.43)</u>		<u>(10,512.76)</u>	<u>(162.54)</u>	<u>(10,350.22)</u>		<u>0.00</u>