

MANOR AT OLDE IVY CONDOS

Balance Sheet

Period 08/31/2018

Assets		
<u>Bank</u>		
1015	Cash Operating Mutual of Omaha	90,564.18
1017	Cash Vinings Bank Checking	84,212.72
1025	Cash Reserves Mutual of Omaha	83,102.79
1029	Money Mkt Vinings Bank	105,335.08
	<u>Total Bank</u>	<u>363,214.77</u>
<u>Other Assets</u>		
1400	Building Improvements	216,000.00
1405	Amortized Building Improvements	(146,458.37)
	<u>Total Other Assets</u>	<u>69,541.63</u>
	<i>Total Assets</i>	<u><u>432,756.40</u></u>
Liabilities & Equity		
<u>Liability</u>		
2110	Prepaid Dues	44,676.34
2250	Insurance Recoveries	82,730.76
2500	Bank Loans Payable	69,541.63
	<u>Total Liability</u>	<u>196,948.73</u>
<u>Reserve Activity</u>		
2600	Transfer to Reserves	105,767.36
2601	Transfer to Reserves-S/A	29,229.41
2605	Reserve Capital Contribution	16,062.04
2614	Exp Pd fr Reserve -CY	(155,627.15)
	<u>Total Reserve Activity</u>	<u>(4,568.34)</u>
<u>Equity</u>		
2810	Retained Earnings	260,826.11
	Net Income/(Loss)	(20,450.10)
	<u>Total Equity</u>	<u>240,376.01</u>
	<i>Total Liabilities & Equity</i>	<u><u>432,756.40</u></u>

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Income Expense Statement

Posted 8/1/2018 To 8/31/2018 11:59:00 PM

	Current Month 1000 - Operating				Year to Date 1000 - Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessment Revenue									
3000 Homeowner Fees	45,940.20	48,100.00	(2,159.80)	-4.49%	382,295.50	384,800.00	(2,504.50)	-0.65%	577,200.00
3010 Special Assessment	0.00	2,291.67	(2,291.67)	-100.00%	29,229.41	18,333.36	10,896.05	59.43%	27,500.00
3016 Master Association Due	15,682.25	15,428.33	253.92	1.65%	130,274.44	123,426.64	6,847.80	5.55%	185,140.00
3020 Late Fees	(446.26)	250.00	(696.26)	-278.50%	2,435.78	2,000.00	435.78	21.79%	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	3,145.12	1,333.33	1,811.79	135.88%	16,062.04	10,666.64	5,395.40	50.58%	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 Revenue	64,321.31	67,403.33	(3,082.02)	-4.57%	561,200.13	539,226.64	21,973.49	4.08%	808,840.00
Other Revenue									
3261 Keys (Other)	70.00	0.00	70.00	0.00%	70.00	0.00	70.00	0.00%	0.00
3900 Bank Interest	43.17	32.50	10.67	32.83%	341.14	260.00	81.14	31.21%	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	113.17	32.50	80.67	248.22%	461.14	260.00	201.14	77.36%	390.00
TOTAL Income	64,434.48	67,435.83	(3,001.35)	-4.45%	561,661.27	539,486.64	22,174.63	4.11%	809,230.00
Expense									
Administrative									
4010 Insurance	0.00	5,548.33	(5,548.33)	-100.00%	37,857.90	44,386.64	(6,528.74)	-14.71%	66,580.00
4020 Management Expense	3,642.00	3,642.00	0.00	0.00%	29,136.00	29,136.00	0.00	0.00%	43,704.00
4030 Legal Fees	2,035.47	416.67	1,618.80	388.51%	4,363.67	3,333.36	1,030.31	30.91%	5,000.00
4031 Legal Expense-Collecti	0.00	(416.67)	416.67	-100.00%	0.00	(3,333.36)	3,333.36	-100.00%	(5,000.00)
4040 Office & Admin Expens	379.94	333.33	46.61	13.98%	4,499.96	2,666.64	1,833.32	68.75%	4,000.00
4096 Master Association Exp	15,435.00	15,435.00	0.00	0.00%	123,480.00	123,480.00	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	313.72	500.00	(186.28)	-37.26%	2,919.28	4,000.00	(1,080.72)	-27.02%	6,000.00
4605 Loan Payment	3,959.00	3,775.00	184.00	4.87%	31,262.48	30,200.00	1,062.48	3.52%	45,300.00
TOTAL Administrative	25,765.13	29,233.66	(3,468.53)	-11.86%	233,834.29	234,194.28	(359.99)	-0.15%	351,129.00
Grounds & Landscaping									
5041 Janitorial Contract	2,930.00	3,791.67	(861.67)	-22.73%	28,678.00	30,333.36	(1,655.36)	-5.46%	45,500.00
TOTAL Grounds & Landscaping	2,930.00	3,791.67	(861.67)	-22.73%	28,678.00	30,333.36	(1,655.36)	-5.46%	45,500.00
Repairs & Maint.									
7000 Plumbing Repairs	0.00	208.33	(208.33)	-100.00%	1,854.00	1,666.64	187.36	11.24%	2,500.00
7010 Electrical Repair	0.00	166.67	(166.67)	-100.00%	0.00	1,333.36	(1,333.36)	-100.00%	2,000.00
7030 Roof Repairs	0.00	1,916.67	(1,916.67)	-100.00%	645.00	15,333.36	(14,688.36)	-95.79%	23,000.00
7059 Elevator Contract	0.00	1,416.67	(1,416.67)	-100.00%	12,990.60	11,333.36	1,657.24	14.62%	17,000.00
7060 Elevator Repair /Mainte	471.75	208.33	263.42	126.44%	1,581.75	1,666.64	(84.89)	-5.09%	2,500.00
7070 Building Repair & Maint	4,023.57	4,333.33	(309.76)	-7.15%	33,549.98	34,666.64	(1,116.66)	-3.22%	52,000.00
7085 HVAC Maintenance	0.00	500.00	(500.00)	-100.00%	6,502.16	4,000.00	2,502.16	62.55%	6,000.00
7305 Pest Control	0.00	250.00	(250.00)	-100.00%	1,258.00	2,000.00	(742.00)	-37.10%	3,000.00
TOTAL Repairs & Maint.	4,495.32	9,000.00	(4,504.68)	-50.05%	58,381.49	72,000.00	(13,618.51)	-18.91%	108,000.00
Safety									
7405 Fire Alarm Repair & Ma	1,550.00	541.67	1,008.33	186.15%	6,561.00	4,333.36	2,227.64	51.41%	6,500.00
7410 Fire Extinguisher	0.00	37.50	(37.50)	-100.00%	0.00	300.00	(300.00)	-100.00%	450.00
7415 Fire Sprinkler System	0.00	750.00	(750.00)	-100.00%	5,425.00	6,000.00	(575.00)	-9.58%	9,000.00
7416 Fire Safety Inspection	0.00	83.33	(83.33)	-100.00%	0.00	666.64	(666.64)	-100.00%	1,000.00
7445 Gate Maintenance & Re	9,061.10	666.67	8,394.43	1259.16%	12,616.14	5,333.36	7,282.78	136.55%	8,000.00

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	Current Month 1000 - Operating				Year to Date 1000 - Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
TOTAL Safety	10,611.10	2,079.17	8,531.93	410.35%	24,602.14	16,633.36	7,968.78	47.91%	24,950.00
Utility									
8000 Utilities - Electric	5,468.69	4,833.33	635.36	13.15%	40,375.33	38,666.64	1,708.69	4.42%	58,000.00
8010 Utilities - Gas	538.72	750.00	(211.28)	-28.17%	7,304.26	6,000.00	1,304.26	21.74%	9,000.00
8024 Utilities - Water Reimbu	(131.29)	0.00	(131.29)	0.00%	(131.29)	0.00	(131.29)	0.00%	0.00
8035 Utilities - Trash Removε	0.00	0.00	0.00	0.00%	22,906.85	25,500.00	(2,593.15)	-10.17%	34,000.00
8050 Utilities - Phone	1,665.35	1,666.67	(1.32)	-0.08%	13,001.49	13,333.36	(331.87)	-2.49%	20,000.00
TOTAL Utility	7,541.47	7,250.00	291.47	4.02%	83,456.64	83,500.00	(43.36)	-0.05%	121,000.00
Reserve Expense (Income)									
9000 Transfer to Reserves	13,220.92	13,220.92	0.00	0.00%	105,767.36	105,767.36	0.00	0.00%	158,651.00
9003 Reserve-Special Asses:	0.00	0.00	0.00	0.00%	29,229.41	0.00	29,229.41	0.00%	0.00
9005 Reserve-Capital Transfε	3,145.12	0.00	3,145.12	0.00%	16,062.04	0.00	16,062.04	0.00%	0.00
9040 Reserve-Roofs/Gutters	0.00	0.00	0.00	0.00%	92,730.76	0.00	92,730.76	0.00%	0.00
9547 Reserve-Building Maint	2,100.00	0.00	2,100.00	0.00%	49,100.39	0.00	49,100.39	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	0.00	0.00	0.00	0.00%	(155,627.15)	0.00	(155,627.15)	0.00%	0.00
TOTAL Reserve Expense (Income)	18,466.04	13,220.92	5,245.12	39.67%	153,158.81	105,767.36	47,391.45	44.81%	158,651.00
TOTAL Expense	69,809.06	64,575.42	5,233.64	8.10%	582,111.37	542,428.36	39,683.01	7.32%	809,230.00
Excess Revenue / (Expense)	(5,374.58)	2,860.41	(8,234.99)		(20,450.10)	(2,941.72)	(17,508.38)		0.00