

MANOR AT OLDE IVY CONDOS

Balance Sheet

Period 01/31/2019

Assets

Bank

1015	Cash Operating Mutual of Omaha	51,287.45
1017	Cash Vinings Bank Checking	84,212.72
1025	Cash Reserves Mutual of Omaha	46,190.15
1029	Money Mkt Vinings Bank	105,445.53

Total Bank 287,135.85

Other Assets

1400	Building Improvements	216,000.00
1405	Amortized Building Improvements	(166,527.97)

Total Other Assets 49,472.03

Total Assets 336,607.88

Liabilities & Equity

Liability

2110	Prepaid Dues	34,899.77
2250	Insurance Recoveries	92,771.25
2500	Bank Loans Payable	49,472.03

Total Liability 177,143.05

Reserve Activity

2600	Transfer to Reserves	15,063.08
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Total Reserve Activity 15,063.08

Equity

2810	Retained Earnings	150,846.83
	Net Income/(Loss)	(6,445.08)

Total Equity 144,401.75

Total Liabilities & Equity 336,607.88

MANOR AT OLDE IVY CONDOS

Income Expense Statement

Posted 1/1/2019 To 1/31/2019 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	50,118.11	49,543.00	575.11	1.16%	50,118.11	49,543.00	575.11	1.16%	594,516.00
3010 Special Assessment	0.00	2,450.00	(2,450.00)	-100.00%	0.00	2,450.00	(2,450.00)	-100.00%	29,400.00
3016 Master Association Due	16,954.10	16,905.00	49.10	0.29%	16,954.10	16,905.00	49.10	0.29%	202,860.00
3020 Late Fees	294.16	250.00	44.16	17.66%	294.16	250.00	44.16	17.66%	3,000.00
3060 Capital Contributions	0.00	1,333.33	(1,333.33)	-100.00%	0.00	1,333.33	(1,333.33)	-100.00%	16,000.00
TOTAL Assessment Revenue	67,366.37	70,481.33	(3,114.96)	-4.42%	67,366.37	70,481.33	(3,114.96)	-4.42%	845,776.00
Other Revenue									
3261 Keys (Other)	82.00	0.00	82.00	0.00%	82.00	0.00	82.00	0.00%	0.00
3900 Bank Interest	59.21	37.50	21.71	57.89%	59.21	37.50	21.71	57.89%	450.00
TOTAL Other Revenue	141.21	37.50	103.71	276.56%	141.21	37.50	103.71	276.56%	450.00
TOTAL Income	67,507.58	70,518.83	(3,011.25)	-4.27%	67,507.58	70,518.83	(3,011.25)	-4.27%	846,226.00
Expense									
Administrative									
4010 Insurance	6,205.39	6,166.67	38.72	0.63%	6,205.39	6,166.67	38.72	0.63%	74,000.00
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	1,200.00	333.33	866.67	260.00%	1,200.00	333.33	866.67	260.00%	4,000.00
4040 Office & Admin Expense	1,029.48	500.00	529.48	105.90%	1,029.48	500.00	529.48	105.90%	6,000.00
4096 Master Association Exp	16,905.00	16,905.00	0.00	0.00%	16,905.00	16,905.00	0.00	0.00%	202,860.00
4130 Tax/Audit/License	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	315.00
4600 Interest Bank Loan	228.73	254.17	(25.44)	-10.01%	228.73	254.17	(25.44)	-10.01%	3,050.00
4605 Loan Payment	4,043.99	4,019.17	24.82	0.62%	4,043.99	4,019.17	24.82	0.62%	48,230.00
TOTAL Administrative	33,254.59	31,820.34	1,434.25	4.51%	33,254.59	31,820.34	1,434.25	4.51%	382,159.00
Grounds & Landscaping									
5041 Janitorial Contract	3,323.00	3,733.33	(410.33)	-10.99%	3,323.00	3,733.33	(410.33)	-10.99%	44,800.00
TOTAL Grounds & Landscaping	3,323.00	3,733.33	(410.33)	-10.99%	3,323.00	3,733.33	(410.33)	-10.99%	44,800.00
Repairs & Maint.									
7000 Plumbing Repairs	0.00	233.33	(233.33)	-100.00%	0.00	233.33	(233.33)	-100.00%	2,800.00
7010 Electrical Repair	0.00	300.00	(300.00)	-100.00%	0.00	300.00	(300.00)	-100.00%	3,600.00
7030 Roof Repairs	0.00	666.67	(666.67)	-100.00%	0.00	666.67	(666.67)	-100.00%	8,000.00
7059 Elevator Contract	0.00	1,458.33	(1,458.33)	-100.00%	0.00	1,458.33	(1,458.33)	-100.00%	17,500.00
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	2,537.36	4,166.67	(1,629.31)	-39.10%	2,537.36	4,166.67	(1,629.31)	-39.10%	50,000.00
7085 HVAC Maintenance	750.50	646.67	103.83	16.06%	750.50	646.67	103.83	16.06%	7,760.00
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.	3,412.86	7,930.00	(4,517.14)	-56.96%	3,412.86	7,930.00	(4,517.14)	-56.96%	95,160.00
Safety									
7405 Fire Alarm Repair & Ma	745.00	875.00	(130.00)	-14.86%	745.00	875.00	(130.00)	-14.86%	10,500.00
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	0.00	833.33	(833.33)	-100.00%	0.00	833.33	(833.33)	-100.00%	10,000.00
TOTAL Safety	745.00	2,579.16	(1,834.16)	-71.11%	745.00	2,579.16	(1,834.16)	-71.11%	30,950.00
Utility									
8000 Utilities - Electric	5,916.59	5,125.00	791.59	15.45%	5,916.59	5,125.00	791.59	15.45%	61,500.00
8010 Utilities - Gas	1,288.54	916.67	371.87	40.57%	1,288.54	916.67	371.87	40.57%	11,000.00

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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	
8035 Utilities - Trash Remove	7,915.95	2,775.00	5,140.95	185.26%	7,915.95	2,775.00	5,140.95	185.26%	33,300.00
8050 Utilities - Phone	1,070.40	550.00	520.40	94.62%	1,070.40	550.00	520.40	94.62%	6,600.00
TOTAL Utility	<u>16,191.48</u>	<u>9,366.67</u>	<u>6,824.81</u>	<u>72.86%</u>	<u>16,191.48</u>	<u>9,366.67</u>	<u>6,824.81</u>	<u>72.86%</u>	<u>112,400.00</u>
Reserve Expense (Income)									
9000 Transfer to Reserves	15,063.08	15,063.08	0.00	0.00%	15,063.08	15,063.08	0.00	0.00%	180,757.00
9547 Reserve-Building Maint	1,962.65	0.00	1,962.65	0.00%	1,962.65	0.00	1,962.65	0.00%	0.00
TOTAL Reserve Expense	<u>17,025.73</u>	<u>15,063.08</u>	<u>1,962.65</u>	<u>13.03%</u>	<u>17,025.73</u>	<u>15,063.08</u>	<u>1,962.65</u>	<u>13.03%</u>	<u>180,757.00</u>
TOTAL Expense	<u>73,952.66</u>	<u>70,492.58</u>	<u>3,460.08</u>	<u>4.91%</u>	<u>73,952.66</u>	<u>70,492.58</u>	<u>3,460.08</u>	<u>4.91%</u>	<u>846,226.00</u>
Excess Revenue / (Expense)	<u>(6,445.08)</u>	<u>26.25</u>	<u>(6,471.33)</u>		<u>(6,445.08)</u>	<u>26.25</u>	<u>(6,471.33)</u>		<u>0.00</u>