

MANOR AT OLDE IVY CONDOS

Balance Sheet

Period 03/31/2019

Assets

Bank

1015	Cash Operating Mutual of Omaha	37,185.70
1017	Cash Vinings Bank Checking	84,212.72
1025	Cash Reserves Mutual of Omaha	49,503.96
1029	Money Mkt Vinings Bank	105,486.70

<u>Total Bank</u>		276,389.08
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Other Assets

1400	Building Improvements	216,000.00
1405	Amortized Building Improvements	(174,690.57)

<u>Total Other Assets</u>		41,309.43
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<i>Total Assets</i>		317,698.51
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Liabilities & Equity

Liability

2110	Prepaid Dues	34,640.30
2250	Insurance Recoveries	84,158.87
2500	Bank Loans Payable	41,309.43

<u>Total Liability</u>		160,108.60
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Reserve Activity

2600	Transfer to Reserves	45,189.24
2601	Transfer to Reserves-S/A	27,461.09
2605	Reserve Capital Contribution	2,104.82
2614	Exp Pd fr Reserve -CY	(56,406.40)

<u>Total Reserve Activity</u>		18,348.75
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Equity

2810	Retained Earnings	150,846.83
	Net Income/(Loss)	(11,605.67)

<u>Total Equity</u>		139,241.16
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<i>Total Liabilities & Equity</i>		317,698.51
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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	50,451.00	49,543.00	908.00	1.83%	148,622.24	148,629.00	(6.76)	0.00%	594,516.00
3010 Special Assessment	27,410.62	2,450.00	24,960.62	1018.80%	27,461.09	7,350.00	20,111.09	273.62%	29,400.00
3016 Master Association Due	16,717.03	16,905.00	(187.97)	-1.11%	50,551.20	50,715.00	(163.80)	-0.32%	202,860.00
3020 Late Fees	708.65	250.00	458.65	183.46%	1,100.26	750.00	350.26	46.70%	3,000.00
3060 Capital Contributions	1,201.04	1,333.33	(132.29)	-9.92%	2,104.82	3,999.99	(1,895.17)	-47.38%	16,000.00
TOTAL Assessment Revenue	96,488.34	70,481.33	26,007.01	36.90%	229,839.61	211,443.99	18,395.62	8.70%	845,776.00
Other Revenue									
3261 Keys (Other)	(132.00)	0.00	(132.00)	0.00%	0.00	0.00	0.00	0.00%	0.00
3900 Bank Interest	38.45	37.50	0.95	2.53%	135.48	112.50	22.98	20.43%	450.00
TOTAL Other Revenue	(93.55)	37.50	(131.05)	-349.47%	135.48	112.50	22.98	20.43%	450.00
TOTAL Income	96,394.79	70,518.83	25,875.96	36.69%	229,975.09	211,556.49	18,418.60	8.71%	846,226.00
Expense									
Administrative									
4010 Insurance	6,205.39	6,166.67	38.72	0.63%	18,616.17	18,500.01	116.16	0.63%	74,000.00
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	342.00	333.33	8.67	2.60%	1,827.47	999.99	827.48	82.75%	4,000.00
4040 Office & Admin Expense	834.47	500.00	334.47	66.89%	2,366.40	1,500.00	866.40	57.76%	6,000.00
4096 Master Association Exp	16,905.00	16,905.00	0.00	0.00%	50,715.00	50,715.00	0.00	0.00%	202,860.00
4130 Tax/Audit/License	0.00	315.00	(315.00)	-100.00%	265.00	315.00	(50.00)	-15.87%	315.00
4600 Interest Bank Loan	172.64	254.17	(81.53)	-32.08%	611.57	762.51	(150.94)	-19.80%	3,050.00
4605 Loan Payment	4,100.08	4,019.17	80.91	2.01%	12,206.59	12,057.51	149.08	1.24%	48,230.00
TOTAL Administrative	32,201.58	32,135.34	66.24	0.21%	97,534.20	95,776.02	1,758.18	1.84%	382,159.00
Grounds & Landscaping									
5041 Janitorial Contract	3,080.00	3,733.33	(653.33)	-17.50%	10,017.00	11,199.99	(1,182.99)	-10.56%	44,800.00
TOTAL Grounds & Landscaping	3,080.00	3,733.33	(653.33)	-17.50%	10,017.00	11,199.99	(1,182.99)	-10.56%	44,800.00
Repairs & Maint.									
7000 Plumbing Repairs	928.66	233.33	695.33	298.00%	2,571.84	699.99	1,871.85	267.41%	2,800.00
7010 Electrical Repair	0.00	300.00	(300.00)	-100.00%	0.00	900.00	(900.00)	-100.00%	3,600.00
7030 Roof Repairs	0.00	666.67	(666.67)	-100.00%	0.00	2,000.01	(2,000.01)	-100.00%	8,000.00
7059 Elevator Contract	4,472.23	1,458.33	3,013.90	206.67%	4,472.23	4,374.99	97.24	2.22%	17,500.00
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	8,288.07	4,166.67	4,121.40	98.91%	14,242.84	12,500.01	1,742.83	13.94%	50,000.00
7085 HVAC Maintenance	0.00	646.67	(646.67)	-100.00%	808.35	1,940.01	(1,131.66)	-58.33%	7,760.00
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.	13,688.96	7,930.00	5,758.96	72.62%	22,506.26	23,790.00	(1,283.74)	-5.40%	95,160.00
Safety									
7405 Fire Alarm Repair & Ma	0.00	875.00	(875.00)	-100.00%	1,590.00	2,625.00	(1,035.00)	-39.43%	10,500.00
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	345.00	750.00	(405.00)	-54.00%	2,220.00	2,250.00	(30.00)	-1.33%	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	857.80	833.33	24.47	2.94%	1,265.30	2,499.99	(1,234.69)	-49.39%	10,000.00
TOTAL Safety	1,202.80	2,579.16	(1,376.36)	-53.36%	5,075.30	7,737.48	(2,662.18)	-34.41%	30,950.00
Utility									
8000 Utilities - Electric	3,835.73	5,125.00	(1,289.27)	-25.16%	14,301.59	15,375.00	(1,073.41)	-6.98%	61,500.00
8010 Utilities - Gas	850.05	916.67	(66.62)	-7.27%	4,211.67	2,750.01	1,461.66	53.15%	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	0.00	2,775.00	(2,775.00)	-100.00%	7,915.95	8,325.00	(409.05)	-4.91%	33,300.00
8050 Utilities - Phone	1,172.39	550.00	622.39	113.16%	3,300.99	1,650.00	1,650.99	100.06%	6,600.00
TOTAL Utility	<u>5,858.17</u>	<u>9,366.67</u>	<u>(3,508.50)</u>	<u>-37.46%</u>	<u>29,730.20</u>	<u>28,100.01</u>	<u>1,630.19</u>	<u>5.80%</u>	<u>112,400.00</u>
Reserve Expense (Income)									
9000 Transfer to Reserves	15,063.08	15,063.08	0.00	0.00%	45,189.24	45,189.24	0.00	0.00%	180,757.00
9003 Reserve-Special Asses:	27,410.62	0.00	27,410.62	0.00%	27,461.09	0.00	27,461.09	0.00%	0.00
9005 Reserve-Capital Transfr	1,201.04	0.00	1,201.04	0.00%	2,104.82	0.00	2,104.82	0.00%	0.00
9547 Reserve-Building Maint	1,190.00	0.00	1,190.00	0.00%	25,724.05	0.00	25,724.05	0.00%	0.00
9561 Bldg. Sprinkler Repairs	22,380.00	0.00	22,380.00	0.00%	32,645.00	0.00	32,645.00	0.00%	0.00
9600 Exp Pd fr Reserve	(23,570.00)	0.00	(23,570.00)	0.00%	(56,406.40)	0.00	(56,406.40)	0.00%	0.00
TOTAL Reserve Expense	<u>43,674.74</u>	<u>15,063.08</u>	<u>28,611.66</u>	<u>189.95%</u>	<u>76,717.80</u>	<u>45,189.24</u>	<u>31,528.56</u>	<u>69.77%</u>	<u>180,757.00</u>
TOTAL Expense	<u>99,706.25</u>	<u>70,807.58</u>	<u>28,898.67</u>	<u>40.81%</u>	<u>241,580.76</u>	<u>211,792.74</u>	<u>29,788.02</u>	<u>14.06%</u>	<u>846,226.00</u>
Excess Revenue / (Expense)	<u>(3,311.46)</u>	<u>(288.75)</u>	<u>(3,022.71)</u>		<u>(11,605.67)</u>	<u>(236.25)</u>	<u>(11,369.42)</u>		<u>0.00</u>