

MANOR AT OLDE IVY CONDOS

Balance Sheet

Period 04/30/2019

Assets

Bank

| | | |
|------|--------------------------------|------------|
| 1015 | Cash Operating Mutual of Omaha | 37,860.35 |
| 1017 | Cash Vinings Bank Checking | 84,212.72 |
| 1025 | Cash Reserves Mutual of Omaha | 64,998.21 |
| 1029 | Money Mkt Vinings Bank | 105,509.82 |

| | |
|-------------------|------------|
| <u>Total Bank</u> | 292,581.10 |
|-------------------|------------|

Other Assets

| | | |
|------|---------------------------------|--------------|
| 1400 | Building Improvements | 216,000.00 |
| 1405 | Amortized Building Improvements | (178,789.42) |

| | |
|---------------------------|-----------|
| <u>Total Other Assets</u> | 37,210.58 |
|---------------------------|-----------|

| | |
|---------------------|------------|
| <i>Total Assets</i> | 329,791.68 |
|---------------------|------------|

Liabilities & Equity

Liability

| | | |
|------|----------------------|-----------|
| 2110 | Prepaid Dues | 34,131.61 |
| 2250 | Insurance Recoveries | 96,416.80 |
| 2500 | Bank Loans Payable | 37,210.58 |

| | |
|------------------------|------------|
| <u>Total Liability</u> | 167,758.99 |
|------------------------|------------|

Reserve Activity

| | | |
|------|------------------------------|-------------|
| 2600 | Transfer to Reserves | 60,252.32 |
| 2601 | Transfer to Reserves-S/A | 28,110.20 |
| 2605 | Reserve Capital Contribution | 3,714.22 |
| 2614 | Exp Pd fr Reserve -CY | (60,217.80) |

| | |
|-------------------------------|-----------|
| <u>Total Reserve Activity</u> | 31,858.94 |
|-------------------------------|-----------|

Equity

| | | |
|------|-------------------|-------------|
| 2810 | Retained Earnings | 150,846.83 |
| | Net Income/(Loss) | (20,673.08) |

| | |
|---------------------|------------|
| <u>Total Equity</u> | 130,173.75 |
|---------------------|------------|

| | |
|---------------------------------------|------------|
| <i>Total Liabilities & Equity</i> | 329,791.68 |
|---------------------------------------|------------|

MANOR AT OLDE IVY CONDOS

Income Expense Statement

Posted 4/1/2019 To 4/30/2019 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 | 48,911.97 | 49,543.00 | (631.03) | -1.27% | 197,534.21 | 198,172.00 | (637.79) | -0.32% | 594,516.00 |
| 3010 Special Assessment | 649.11 | 2,450.00 | (1,800.89) | -73.51% | 28,110.20 | 9,800.00 | 18,310.20 | 186.84% | 29,400.00 |
| 3016 Master Association Due | 16,401.83 | 16,905.00 | (503.17) | -2.98% | 66,953.03 | 67,620.00 | (666.97) | -0.99% | 202,860.00 |
| 3020 Late Fees | 247.72 | 250.00 | (2.28) | -0.91% | 1,347.98 | 1,000.00 | 347.98 | 34.80% | 3,000.00 |
| 3060 Capital Contributions | 1,609.40 | 1,333.33 | 276.07 | 20.71% | 3,714.22 | 5,333.32 | (1,619.10) | -30.36% | 16,000.00 |
| TOTAL Assessment Revenue | 67,820.03 | 70,481.33 | (2,661.30) | -3.78% | 297,659.64 | 281,925.32 | 15,734.32 | 5.58% | 845,776.00 |
| Other Revenue | | | | | | | | | |
| 3900 Bank Interest | 47.33 | 37.50 | 9.83 | 26.21% | 182.81 | 150.00 | 32.81 | 21.87% | 450.00 |
| TOTAL Other Revenue | 47.33 | 37.50 | 9.83 | 26.21% | 182.81 | 150.00 | 32.81 | 21.87% | 450.00 |
| TOTAL Income | 67,867.36 | 70,518.83 | (2,651.47) | -3.76% | 297,842.45 | 282,075.32 | 15,767.13 | 5.59% | 846,226.00 |
| Expense | | | | | | | | | |
| Administrative | | | | | | | | | |
| 4010 Insurance | 6,205.40 | 6,166.67 | 38.73 | 0.63% | 24,821.57 | 24,666.68 | 154.89 | 0.63% | 74,000.00 |
| 4020 Management Expense | 3,642.00 | 3,642.00 | 0.00 | 0.00% | 14,568.00 | 14,568.00 | 0.00 | 0.00% | 43,704.00 |
| 4030 Legal Fees | 114.50 | 333.33 | (218.83) | -65.65% | 1,941.97 | 1,333.32 | 608.65 | 45.65% | 4,000.00 |
| 4040 Office & Admin Expense | 505.10 | 500.00 | 5.10 | 1.02% | 2,871.50 | 2,000.00 | 871.50 | 43.58% | 6,000.00 |
| 4096 Master Association Exp | 16,905.00 | 16,905.00 | 0.00 | 0.00% | 67,620.00 | 67,620.00 | 0.00 | 0.00% | 202,860.00 |
| 4130 Tax/Audit/License | 50.00 | 0.00 | 50.00 | 0.00% | 315.00 | 315.00 | 0.00 | 0.00% | 315.00 |
| 4600 Interest Bank Loan | 173.87 | 254.17 | (80.30) | -31.59% | 785.44 | 1,016.68 | (231.24) | -22.74% | 3,050.00 |
| 4605 Loan Payment | 4,098.85 | 4,019.17 | 79.68 | 1.98% | 16,305.44 | 16,076.68 | 228.76 | 1.42% | 48,230.00 |
| TOTAL Administrative | 31,694.72 | 31,820.34 | (125.62) | -0.39% | 129,228.92 | 127,596.36 | 1,632.56 | 1.28% | 382,159.00 |
| Grounds & Landscaping | | | | | | | | | |
| 5041 Janitorial Contract | 3,278.00 | 3,733.33 | (455.33) | -12.20% | 13,295.00 | 14,933.32 | (1,638.32) | -10.97% | 44,800.00 |
| TOTAL Grounds & Landscaping | 3,278.00 | 3,733.33 | (455.33) | -12.20% | 13,295.00 | 14,933.32 | (1,638.32) | -10.97% | 44,800.00 |
| Repairs & Maint. | | | | | | | | | |
| 7000 Plumbing Repairs | 0.00 | 233.33 | (233.33) | -100.00% | 2,571.84 | 933.32 | 1,638.52 | 175.56% | 2,800.00 |
| 7010 Electrical Repair | 0.00 | 300.00 | (300.00) | -100.00% | 0.00 | 1,200.00 | (1,200.00) | -100.00% | 3,600.00 |
| 7030 Roof Repairs | 0.00 | 666.67 | (666.67) | -100.00% | 0.00 | 2,666.68 | (2,666.68) | -100.00% | 8,000.00 |
| 7059 Elevator Contract | 4,472.23 | 1,458.33 | 3,013.90 | 206.67% | 8,944.46 | 5,833.32 | 3,111.14 | 53.33% | 17,500.00 |
| 7060 Elevator Repair /Mainte | 0.00 | 208.33 | (208.33) | -100.00% | 0.00 | 833.32 | (833.32) | -100.00% | 2,500.00 |
| 7070 Building Repair & Maint | 4,794.75 | 4,166.67 | 628.08 | 15.07% | 19,037.59 | 16,666.68 | 2,370.91 | 14.23% | 50,000.00 |
| 7085 HVAC Maintenance | 0.00 | 646.67 | (646.67) | -100.00% | 808.35 | 2,586.68 | (1,778.33) | -68.75% | 7,760.00 |
| 7305 Pest Control | 286.00 | 250.00 | 36.00 | 14.40% | 697.00 | 1,000.00 | (303.00) | -30.30% | 3,000.00 |
| TOTAL Repairs & Maint. | 9,552.98 | 7,930.00 | 1,622.98 | 20.47% | 32,059.24 | 31,720.00 | 339.24 | 1.07% | 95,160.00 |
| Safety | | | | | | | | | |
| 7405 Fire Alarm Repair & Ma | 0.00 | 875.00 | (875.00) | -100.00% | 1,590.00 | 3,500.00 | (1,910.00) | -54.57% | 10,500.00 |
| 7410 Fire Extinguisher | 0.00 | 37.50 | (37.50) | -100.00% | 0.00 | 150.00 | (150.00) | -100.00% | 450.00 |
| 7415 Fire Sprinkler System | 3,505.00 | 750.00 | 2,755.00 | 367.33% | 5,725.00 | 3,000.00 | 2,725.00 | 90.83% | 9,000.00 |
| 7416 Fire Safety Inspection | 0.00 | 83.33 | (83.33) | -100.00% | 0.00 | 333.32 | (333.32) | -100.00% | 1,000.00 |
| 7445 Gate Maintenance & Re | 275.00 | 833.33 | (558.33) | -67.00% | 1,540.30 | 3,333.32 | (1,793.02) | -53.79% | 10,000.00 |
| TOTAL Safety | 3,780.00 | 2,579.16 | 1,200.84 | 46.56% | 8,855.30 | 10,316.64 | (1,461.34) | -14.16% | 30,950.00 |
| Utility | | | | | | | | | |
| 8000 Utilities - Electric | 3,563.88 | 5,125.00 | (1,561.12) | -30.46% | 17,865.47 | 20,500.00 | (2,634.53) | -12.85% | 61,500.00 |
| 8010 Utilities - Gas | 653.67 | 916.67 | (263.00) | -28.69% | 4,865.34 | 3,666.68 | 1,198.66 | 32.69% | 11,000.00 |
| 8035 Utilities - Trash Remove | 7,915.95 | 2,775.00 | 5,140.95 | 185.26% | 15,831.90 | 11,100.00 | 4,731.90 | 42.63% | 33,300.00 |

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Income Expense Statement

Posted 4/1/2019 To 4/30/2019 11:59:00 PM

| | Current Month 1000 - Operating | | | | Year to Date 1000 - Operating | | | | Annual |
|-------------------------------------|--------------------------------|-----------|------------|---------|-------------------------------|------------|-------------|---------|------------|
| | Actual | Budget | \$ Var | % Var | Actual | Budget | \$ Var | % Var | |
| 8050 Utilities - Phone | 1,136.63 | 550.00 | 586.63 | 106.66% | 4,437.62 | 2,200.00 | 2,237.62 | 101.71% | 6,600.00 |
| TOTAL Utility | 13,270.13 | 9,366.67 | 3,903.46 | 41.67% | 43,000.33 | 37,466.68 | 5,533.65 | 14.77% | 112,400.00 |
| Reserve Expense (Income) | | | | | | | | | |
| 9000 Transfer to Reserves | 15,063.08 | 15,063.08 | 0.00 | 0.00% | 60,252.32 | 60,252.32 | 0.00 | 0.00% | 180,757.00 |
| 9003 Reserve-Special Asses: | 649.11 | 0.00 | 649.11 | 0.00% | 28,110.20 | 0.00 | 28,110.20 | 0.00% | 0.00 |
| 9005 Reserve-Capital Transf | 1,609.40 | 0.00 | 1,609.40 | 0.00% | 3,714.22 | 0.00 | 3,714.22 | 0.00% | 0.00 |
| 9547 Reserve-Building Maint | 1,848.75 | 0.00 | 1,848.75 | 0.00% | 27,572.80 | 0.00 | 27,572.80 | 0.00% | 0.00 |
| 9561 Bldg. Sprinkler Repairs | 0.00 | 0.00 | 0.00 | 0.00% | 32,645.00 | 0.00 | 32,645.00 | 0.00% | 0.00 |
| 9600 Exp Pd fr Reserve | (3,811.40) | 0.00 | (3,811.40) | 0.00% | (60,217.80) | 0.00 | (60,217.80) | 0.00% | 0.00 |
| TOTAL Reserve Expense | 15,358.94 | 15,063.08 | 295.86 | 1.96% | 92,076.74 | 60,252.32 | 31,824.42 | 52.82% | 180,757.00 |
| TOTAL Expense | 76,934.77 | 70,492.58 | 6,442.19 | 9.14% | 318,515.53 | 282,285.32 | 36,230.21 | 12.83% | 846,226.00 |
| Excess Revenue / (Expense) | (9,067.41) | 26.25 | (9,093.66) | | (20,673.08) | (210.00) | (20,463.08) | | 0.00 |