

MANOR AT OLDE IVY CONDOS

Balance Sheet

Period 05/31/2019

Assets

Bank

1015	Cash Operating Mutual of Omaha	9,298.05
1017	Cash Vinings Bank Checking	84,212.72
1025	Cash Reserves Mutual of Omaha	64,745.80
1029	Money Mkt Vinings Bank	105,532.23

<u>Total Bank</u>		263,788.80
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Other Assets

1400	Building Improvements	216,000.00
1405	Amortized Building Improvements	(182,911.08)

<u>Total Other Assets</u>		33,088.92
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<i>Total Assets</i>		296,877.72
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Liabilities & Equity

Liability

2110	Prepaid Dues	38,074.70
2250	Insurance Recoveries	53,397.20
2500	Bank Loan - Vinings Bank	33,088.92

<u>Total Liability</u>		124,560.82
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Reserve Activity

2600	Transfer to Reserves	55,998.95
2601	Transfer to Reserves-S/A	29,166.42
2605	Reserve Capital Contribution	6,633.64
2614	Exp Pd fr Reserve -CY	(60,217.80)

<u>Total Reserve Activity</u>		31,581.21
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Equity

2810	Retained Earnings	150,846.83
	Net Income/(Loss)	(10,111.14)

<u>Total Equity</u>		140,735.69
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<i>Total Liabilities & Equity</i>		296,877.72
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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	
Income									
Assessment Revenue									
3000 Homeowner Fees	52,364.15	49,543.00	2,821.15	5.69%	249,898.36	247,715.00	2,183.36	0.88%	594,516.00
3010 Special Assessment	1,056.22	2,450.00	(1,393.78)	-56.89%	29,166.42	12,250.00	16,916.42	138.09%	29,400.00
3016 Master Association Due	17,984.03	16,905.00	1,079.03	6.38%	84,937.06	84,525.00	412.06	0.49%	202,860.00
3020 Late Fees	(693.40)	250.00	(943.40)	-377.36%	654.58	1,250.00	(595.42)	-47.63%	3,000.00
3060 Capital Contributions	2,919.42	1,333.33	1,586.09	118.96%	6,633.64	6,666.65	(33.01)	-0.50%	16,000.00
TOTAL Assessment Revenue	73,630.42	70,481.33	3,149.09	4.47%	371,290.06	352,406.65	18,883.41	5.36%	845,776.00
Other Revenue									
3900 Bank Interest	49.81	37.50	12.31	32.83%	232.62	187.50	45.12	24.06%	450.00
TOTAL Other Revenue	49.81	37.50	12.31	32.83%	232.62	187.50	45.12	24.06%	450.00
TOTAL Income	73,680.23	70,518.83	3,161.40	4.48%	371,522.68	352,594.15	18,928.53	5.37%	846,226.00
Expense									
Administrative									
4010 Insurance	6,205.40	6,166.67	38.73	0.63%	31,026.97	30,833.35	193.62	0.63%	74,000.00
4020 Management Expense	3,642.00	3,642.00	0.00	0.00%	18,210.00	18,210.00	0.00	0.00%	43,704.00
4030 Legal Fees	228.97	333.33	(104.36)	-31.31%	2,170.94	1,666.65	504.29	30.26%	4,000.00
4040 Office & Admin Expense	431.23	500.00	(68.77)	-13.75%	3,302.73	2,500.00	802.73	32.11%	6,000.00
4096 Master Association Exp	16,905.00	16,905.00	0.00	0.00%	84,525.00	84,525.00	0.00	0.00%	202,860.00
4130 Tax/Audit/License	0.00	0.00	0.00	0.00%	315.00	315.00	0.00	0.00%	315.00
4600 Interest Bank Loan	151.06	254.17	(103.11)	-40.57%	936.50	1,270.85	(334.35)	-26.31%	3,050.00
4605 Loan Payment	4,121.66	4,019.17	102.49	2.55%	20,427.10	20,095.85	331.25	1.65%	48,230.00
TOTAL Administrative	31,685.32	31,820.34	(135.02)	-0.42%	160,914.24	159,416.70	1,497.54	0.94%	382,159.00
Grounds & Landscaping									
5041 Janitorial Contract	3,278.00	3,733.33	(455.33)	-12.20%	16,573.00	18,666.65	(2,093.65)	-11.22%	44,800.00
TOTAL Grounds & Landscaping	3,278.00	3,733.33	(455.33)	-12.20%	16,573.00	18,666.65	(2,093.65)	-11.22%	44,800.00
Repairs & Maint.									
7000 Plumbing Repairs	370.00	233.33	136.67	58.57%	2,941.84	1,166.65	1,775.19	152.16%	2,800.00
7010 Electrical Repair	162.75	300.00	(137.25)	-45.75%	162.75	1,500.00	(1,337.25)	-89.15%	3,600.00
7030 Roof Repairs	100.31	666.67	(566.36)	-84.95%	100.31	3,333.35	(3,233.04)	-96.99%	8,000.00
7059 Elevator Contract	0.00	1,458.33	(1,458.33)	-100.00%	8,944.46	7,291.65	1,652.81	22.67%	17,500.00
7060 Elevator Repair /Mainte	0.00	208.33	(208.33)	-100.00%	0.00	1,041.65	(1,041.65)	-100.00%	2,500.00
7070 Building Repair & Maint	1,757.87	4,166.67	(2,408.80)	-57.81%	20,795.46	20,833.35	(37.89)	-0.18%	50,000.00
7085 HVAC Maintenance	194.05	646.67	(452.62)	-69.99%	1,002.40	3,233.35	(2,230.95)	-69.00%	7,760.00
7305 Pest Control	0.00	250.00	(250.00)	-100.00%	697.00	1,250.00	(553.00)	-44.24%	3,000.00
TOTAL Repairs & Maint.	2,584.98	7,930.00	(5,345.02)	-67.40%	34,644.22	39,650.00	(5,005.78)	-12.62%	95,160.00
Safety									
7405 Fire Alarm Repair & Ma	525.00	875.00	(350.00)	-40.00%	2,115.00	4,375.00	(2,260.00)	-51.66%	10,500.00
7410 Fire Extinguisher	0.00	37.50	(37.50)	-100.00%	0.00	187.50	(187.50)	-100.00%	450.00
7415 Fire Sprinkler System	550.00	750.00	(200.00)	-26.67%	6,275.00	3,750.00	2,525.00	67.33%	9,000.00
7416 Fire Safety Inspection	0.00	83.33	(83.33)	-100.00%	0.00	416.65	(416.65)	-100.00%	1,000.00
7445 Gate Maintenance & Re	492.47	833.33	(340.86)	-40.90%	2,032.77	4,166.65	(2,133.88)	-51.21%	10,000.00
TOTAL Safety	1,567.47	2,579.16	(1,011.69)	-39.23%	10,422.77	12,895.80	(2,473.03)	-19.18%	30,950.00
Utility									
8000 Utilities - Electric	3,316.19	5,125.00	(1,808.81)	-35.29%	21,181.66	25,625.00	(4,443.34)	-17.34%	61,500.00
8010 Utilities - Gas	514.24	916.67	(402.43)	-43.90%	5,379.58	4,583.35	796.23	17.37%	11,000.00
8035 Utilities - Trash Remove	0.00	2,775.00	(2,775.00)	-100.00%	15,831.90	13,875.00	1,956.90	14.10%	33,300.00

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8050 Utilities - Phone	1,133.37	550.00	583.37	106.07%	5,570.99	2,750.00	2,820.99	102.58%	6,600.00
TOTAL Utility	4,963.80	9,366.67	(4,402.87)	-47.01%	47,964.13	46,833.35	1,130.78	2.41%	112,400.00
Reserve Expense (Income)									
9000 Transfer to Reserves	15,063.08	15,063.08	0.00	0.00%	75,315.40	75,315.40	0.00	0.00%	180,757.00
9003 Reserve-Special Asses:	1,056.22	0.00	1,056.22	0.00%	29,166.42	0.00	29,166.42	0.00%	0.00
9005 Reserve-Capital Transf	2,919.42	0.00	2,919.42	0.00%	6,633.64	0.00	6,633.64	0.00%	0.00
9547 Reserve-Building Maint	15,466.45	0.00	15,466.45	0.00%	43,039.25	0.00	43,039.25	0.00%	0.00
9561 Bldg. Sprinkler Repairs	3,850.00	0.00	3,850.00	0.00%	36,495.00	0.00	36,495.00	0.00%	0.00
9600 Exp Pd fr Reserve	(19,316.45)	0.00	(19,316.45)	0.00%	(79,534.25)	0.00	(79,534.25)	0.00%	0.00
TOTAL Reserve Expense	19,038.72	15,063.08	3,975.64	26.39%	111,115.46	75,315.40	35,800.06	47.53%	180,757.00
TOTAL Expense	63,118.29	70,492.58	(7,374.29)	-10.46%	381,633.82	352,777.90	28,855.92	8.18%	846,226.00
Excess Revenue / (Expense)	10,561.94	26.25	10,535.69		(10,111.14)	(183.75)	(9,927.39)		0.00