

MANOR AT OLDE IVY CONDOS

Balance Sheet

Period 07/31/2019

Assets

Bank

1015	Cash Operating Mutual of Omaha	32,654.35
1017	Cash Vinings Bank Checking	84,212.72
1025	Cash Reserves Mutual of Omaha	52,602.85
1029	Money Mkt Vinings Bank	105,576.33

<u>Total Bank</u>		275,046.25
-------------------	--	------------

Other Assets

1400	Building Improvements	216,000.00
1405	Amortized Building Improvements	(191,199.72)

<u>Total Other Assets</u>		24,800.28
---------------------------	--	-----------

Total Assets

299,846.53

Liabilities & Equity

Liability

2110	Prepaid Dues	36,528.38
2250	Insurance Recoveries	79,125.55
2500	Bank Loan - Vinings Bank	24,800.28

<u>Total Liability</u>		140,454.21
------------------------	--	------------

Reserve Activity

2600	Transfer to Reserves	105,441.56
2601	Transfer to Reserves-S/A	29,222.12
2605	Reserve Capital Contribution	10,417.20
2614	Exp Pd fr Reserve -CY	(102,018.74)

<u>Total Reserve Activity</u>		43,062.14
-------------------------------	--	-----------

Equity

2810	Retained Earnings	150,846.83
	Net Income/(Loss)	(34,516.65)

<u>Total Equity</u>		116,330.18
---------------------	--	------------

Total Liabilities & Equity

299,846.53

MANOR AT OLDE IVY CONDOS

Income Expense Statement

Posted 7/1/2019 To 7/31/2019 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	48,012.64	49,543.00	(1,530.36)	-3.09%	347,530.28	346,801.00	729.28	0.21%	594,516.00
3010 Special Assessment	0.70	2,450.00	(2,449.30)	-99.97%	29,222.82	17,150.00	12,072.82	70.40%	29,400.00
3016 Master Association Due	16,095.05	16,905.00	(809.95)	-4.79%	118,114.46	118,335.00	(220.54)	-0.19%	202,860.00
3020 Late Fees	218.23	250.00	(31.77)	-12.71%	1,186.68	1,750.00	(563.32)	-32.19%	3,000.00
3060 Capital Contributions	0.00	1,333.33	(1,333.33)	-100.00%	10,417.20	9,333.31	1,083.89	11.61%	16,000.00
TOTAL Assessment Revenue	64,326.62	70,481.33	(6,154.71)	-8.73%	506,471.44	493,369.31	13,102.13	2.66%	845,776.00
Other Revenue									
3900 Bank Interest	26.08	37.50	(11.42)	-30.45%	298.92	262.50	36.42	13.87%	450.00
TOTAL Other Revenue	26.08	37.50	(11.42)	-30.45%	298.92	262.50	36.42	13.87%	450.00
TOTAL Income	64,352.70	70,518.83	(6,166.13)	-8.74%	506,770.36	493,631.81	13,138.55	2.66%	846,226.00
Expense									
Administrative									
4010 Insurance	0.00	6,166.67	(6,166.67)	-100.00%	37,232.37	43,166.69	(5,934.32)	-13.75%	74,000.00
4020 Management Expense	3,642.00	3,642.00	0.00	0.00%	25,494.00	25,494.00	0.00	0.00%	43,704.00
4030 Legal Fees	13.10	333.33	(320.23)	-96.07%	2,253.84	2,333.31	(79.47)	-3.41%	4,000.00
4040 Office & Admin Expense	516.15	500.00	16.15	3.23%	4,366.23	3,500.00	866.23	24.75%	6,000.00
4096 Master Association Exp	16,905.00	16,905.00	0.00	0.00%	118,335.00	118,335.00	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	117.77	254.17	(136.40)	-53.66%	1,193.30	1,779.19	(585.89)	-32.93%	3,050.00
4605 Loan Payment	4,154.95	4,019.17	135.78	3.38%	28,715.74	28,134.19	581.55	2.07%	48,230.00
TOTAL Administrative	25,348.97	31,820.34	(6,471.37)	-20.34%	217,905.48	223,057.38	(5,151.90)	-2.31%	382,159.00
Grounds & Landscaping									
5041 Janitorial Contract	4,505.00	3,733.33	771.67	20.67%	24,356.00	26,133.31	(1,777.31)	-6.80%	44,800.00
TOTAL Grounds & Landscaping	4,505.00	3,733.33	771.67	20.67%	24,356.00	26,133.31	(1,777.31)	-6.80%	44,800.00
Repairs & Maint.									
7000 Plumbing Repairs	0.00	233.33	(233.33)	-100.00%	2,941.84	1,633.31	1,308.53	80.12%	2,800.00
7010 Electrical Repair	162.75	300.00	(137.25)	-45.75%	325.50	2,100.00	(1,774.50)	-84.50%	3,600.00
7030 Roof Repairs	0.00	666.67	(666.67)	-100.00%	535.31	4,666.69	(4,131.38)	-88.53%	8,000.00
7059 Elevator Contract	4,472.23	1,458.33	3,013.90	206.67%	13,416.69	10,208.31	3,208.38	31.43%	17,500.00
7060 Elevator Repair /Mainte	0.00	208.33	(208.33)	-100.00%	0.00	1,458.31	(1,458.31)	-100.00%	2,500.00
7070 Building Repair & Maint	2,973.10	4,166.67	(1,193.57)	-28.65%	26,173.46	29,166.69	(2,993.23)	-10.26%	50,000.00
7085 HVAC Maintenance	750.00	646.67	103.33	15.98%	4,243.91	4,526.69	(282.78)	-6.25%	7,760.00
7305 Pest Control	336.00	250.00	86.00	34.40%	1,033.00	1,750.00	(717.00)	-40.97%	3,000.00
TOTAL Repairs & Maint.	8,694.08	7,930.00	764.08	9.64%	48,669.71	55,510.00	(6,840.29)	-12.32%	95,160.00
Safety									
7405 Fire Alarm Repair & Mai	2,070.50	875.00	1,195.50	136.63%	4,185.50	6,125.00	(1,939.50)	-31.67%	10,500.00
7410 Fire Extinguisher	0.00	37.50	(37.50)	-100.00%	0.00	262.50	(262.50)	-100.00%	450.00
7415 Fire Sprinkler System	0.00	750.00	(750.00)	-100.00%	6,770.00	5,250.00	1,520.00	28.95%	9,000.00
7416 Fire Safety Inspection	0.00	83.33	(83.33)	-100.00%	0.00	583.31	(583.31)	-100.00%	1,000.00
7445 Gate Maintenance & Re	767.50	833.33	(65.83)	-7.90%	2,800.27	5,833.31	(3,033.04)	-52.00%	10,000.00
TOTAL Safety	2,838.00	2,579.16	258.84	10.04%	13,755.77	18,054.12	(4,298.35)	-23.81%	30,950.00
Utility									
8000 Utilities - Electric	5,567.41	5,125.00	442.41	8.63%	30,050.50	35,875.00	(5,824.50)	-16.24%	61,500.00
8010 Utilities - Gas	425.72	916.67	(490.95)	-53.56%	6,241.78	6,416.69	(174.91)	-2.73%	11,000.00
8035 Utilities - Trash Remova	7,915.95	2,775.00	5,140.95	185.26%	23,747.85	19,425.00	4,322.85	22.25%	33,300.00

MANOR AT OLDE IVY CONDOS

Income Expense Statement

Posted 7/1/2019 To 7/31/2019 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	1,133.38	550.00	583.38	106.07%	7,837.74	3,850.00	3,987.74	103.58%	6,600.00
TOTAL Utility	<u>15,042.46</u>	<u>9,366.67</u>	<u>5,675.79</u>	<u>60.60%</u>	<u>67,877.87</u>	<u>65,566.69</u>	<u>2,311.18</u>	<u>3.52%</u>	<u>112,400.00</u>
Reserve Expense (Income)									
9000 Transfer to Reserves	15,063.08	15,063.08	0.00	0.00%	105,441.56	105,441.56	0.00	0.00%	180,757.00
9003 Reserve-Special Asses:	0.00	0.00	0.00	0.00%	29,222.12	0.00	29,222.12	0.00%	0.00
9005 Reserve-Capital Transf	0.00	0.00	0.00	0.00%	10,417.20	0.00	10,417.20	0.00%	0.00
9547 Reserve-Building Maint	23,641.30	0.00	23,641.30	0.00%	89,165.04	0.00	89,165.04	0.00%	0.00
9561 Bldg. Sprinkler Repairs	0.00	0.00	0.00	0.00%	36,495.00	0.00	36,495.00	0.00%	0.00
9600 Exp Pd fr Reserve	0.00	0.00	0.00	0.00%	(102,018.74)	0.00	(102,018.74)	0.00%	0.00
TOTAL Reserve Expense (Income)	<u>38,704.38</u>	<u>15,063.08</u>	<u>23,641.30</u>	<u>156.95%</u>	<u>168,722.18</u>	<u>105,441.56</u>	<u>63,280.62</u>	<u>60.01%</u>	<u>180,757.00</u>
TOTAL Expense	<u>95,132.89</u>	<u>70,492.58</u>	<u>24,640.31</u>	<u>34.95%</u>	<u>541,287.01</u>	<u>493,763.06</u>	<u>47,523.95</u>	<u>9.62%</u>	<u>846,226.00</u>
Excess Revenue / (Expense)	<u>(30,780.19)</u>	<u>26.25</u>	<u>(30,806.44)</u>		<u>(34,516.65)</u>	<u>(131.25)</u>	<u>(34,385.40)</u>		<u>0.00</u>