

z OLDE IVY AT VININGS NA-9/30/2019

Balance Sheet

Period 10/31/2019

AssetsBank

1015 Cash Operating Mutual of Omaha 7,127.86

Total Bank 7,127.86Cash

1000 Cash - Prior Mgmt - Checking 11,607.95

1005 Cash to New Mgmt 139,809.07

Total Cash 151,417.02*Total Assets*158,544.88**Liabilities & Equity**Liability

2250 Insurance Recoveries 4,944.59

Total Liability 4,944.59Reserve Activity

2600 Transfer to Reserves 62,659.80

2614 Exp Pd fr Reserve -CY (261,395.26)

Total Reserve Activity (198,735.46)Equity

2810 Retained Earnings 330,096.56

Net Income/(Loss) 22,239.19

Total Equity 352,335.75*Total Liabilities & Equity*158,544.88

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Income Expense Statement

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	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessment Revenue									
3000 Sub Association Fees	0.00	33,810.00	(33,810.00)	-100.00%	305,325.00	338,100.00	(32,775.00)	-9.69%	405,720.00
TOTAL Assessment Revenue	0.00	33,810.00	(33,810.00)	-100.00%	305,325.00	338,100.00	(32,775.00)	-9.69%	405,720.00
Other Revenue									
3200 Clubhouse Rental	0.00	137.50	(137.50)	-100.00%	1,475.00	1,375.00	100.00	7.27%	1,650.00
3240 Gate/Key/FOB cards	0.00	0.00	0.00	0.00%	894.00	0.00	894.00	0.00%	0.00
3295 Misc. Other Income	0.00	0.00	0.00	0.00%	2,000.00	0.00	2,000.00	0.00%	0.00
3900 Bank Interest	0.75	35.67	(34.92)	-97.90%	961.04	356.70	604.34	169.43%	428.00
3967 Cable Marketing Income	0.00	833.33	(833.33)	-100.00%	8,643.85	8,333.30	310.55	3.73%	10,000.00
TOTAL Other Revenue	0.75	1,006.50	(1,005.75)	-99.93%	13,973.89	10,065.00	3,908.89	38.84%	12,078.00
TOTAL Income	0.75	34,816.50	(34,815.75)	-100.00%	319,298.89	348,165.00	(28,866.11)	-8.29%	417,798.00
Expense									
Administrative									
4010 Insurance	677.24	676.67	0.57	0.08%	6,534.16	6,766.70	(232.54)	-3.44%	8,120.00
4020 Management Expense	0.00	2,500.00	(2,500.00)	-100.00%	22,500.00	25,000.00	(2,500.00)	-10.00%	30,000.00
4030 Legal Fees	0.00	291.67	(291.67)	-100.00%	2,142.00	2,916.70	(774.70)	-26.56%	3,500.00
4040 Office & Admin Expense	0.00	125.00	(125.00)	-100.00%	2,092.64	1,250.00	842.64	67.41%	1,500.00
4082 Misc G & A	0.00	187.50	(187.50)	-100.00%	1,800.00	1,875.00	(75.00)	-4.00%	2,250.00
4107 Income Tax	0.00	291.67	(291.67)	-100.00%	5,014.00	2,916.70	2,097.30	71.91%	3,500.00
4130 Tax/Audit/License	0.00	0.00	0.00	0.00%	315.00	325.00	(10.00)	-3.08%	325.00
4400 Social Committee	0.00	312.50	(312.50)	-100.00%	1,894.52	3,125.00	(1,230.48)	-39.38%	3,750.00
4403 Welcome Committee	0.00	125.00	(125.00)	-100.00%	572.70	1,250.00	(677.30)	-54.18%	1,500.00
TOTAL Administrative	677.24	4,510.01	(3,832.77)	-84.98%	42,865.02	45,425.10	(2,560.08)	-5.64%	54,445.00
Grounds & Landscaping									
5015 Utilities - Irrigation Water	2,245.77	1,625.00	620.77	38.20%	14,033.49	16,250.00	(2,216.51)	-13.64%	19,500.00
5030 Grounds Contract	0.00	9,166.67	(9,166.67)	-100.00%	67,250.20	91,666.70	(24,416.50)	-26.64%	110,000.00
5042 Doggie Waste Service	0.00	666.67	(666.67)	-100.00%	1,500.00	6,666.70	(5,166.70)	-77.50%	8,000.00
5060 Pine Straw / Mulch	0.00	2,500.00	(2,500.00)	-100.00%	30,816.81	25,000.00	5,816.81	23.27%	30,000.00
5064 Seasonal Color	0.00	1,250.00	(1,250.00)	-100.00%	6,835.98	12,500.00	(5,664.02)	-45.31%	15,000.00
5067 Tree Fertilizer	0.00	0.00	0.00	0.00%	0.00	1,875.00	(1,875.00)	-100.00%	2,500.00
5070 Pruning	0.00	1,250.00	(1,250.00)	-100.00%	3,158.30	12,500.00	(9,341.70)	-74.73%	15,000.00
5073 Tree Removal	0.00	625.00	(625.00)	-100.00%	11,960.00	6,250.00	5,710.00	91.36%	7,500.00
TOTAL Grounds & Landscaping	2,245.77	17,083.34	(14,837.57)	-86.85%	135,554.78	172,708.40	(37,153.62)	-21.51%	207,500.00
Recreation									
6000 Pool Contract	0.00	508.33	(508.33)	-100.00%	5,133.59	5,083.30	50.29	0.99%	6,100.00
6010 Pool Permit	0.00	0.00	0.00	0.00%	315.00	300.00	15.00	5.00%	300.00
6015 Pool Repairs	0.00	333.33	(333.33)	-100.00%	6,223.14	3,333.30	2,889.84	86.70%	4,000.00
6208 Fitness Center	0.00	208.33	(208.33)	-100.00%	6,697.21	2,083.30	4,613.91	221.47%	2,500.00
6510 Clubhouse Electricity	0.00	583.33	(583.33)	-100.00%	3,207.39	5,833.30	(2,625.91)	-45.02%	7,000.00
6515 Clubhouse Gas	35.09	108.33	(73.24)	-67.61%	1,013.72	1,083.30	(69.58)	-6.42%	1,300.00
6520 Clubhouse Water	0.00	133.33	(133.33)	-100.00%	1,004.10	1,333.30	(329.20)	-24.69%	1,600.00
6530 Clubhouse Phone	194.21	166.67	27.54	16.52%	1,920.95	1,666.70	254.25	15.25%	2,000.00
6549 Clubhouse Maintenance	0.00	83.33	(83.33)	-100.00%	188.64	833.30	(644.66)	-77.36%	1,000.00
6550 Clubhouse Janitorial Se	0.00	416.67	(416.67)	-100.00%	3,949.11	4,166.70	(217.59)	-5.22%	5,000.00
6560 Clubhouse Misc. Suppli	0.00	166.67	(166.67)	-100.00%	762.04	1,666.70	(904.66)	-54.28%	2,000.00
TOTAL Recreation	229.30	2,708.32	(2,479.02)	-91.53%	30,414.89	27,383.20	3,031.69	11.07%	32,800.00
Repairs & Maint.									

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	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
7000 Plumbing Repairs	0.00	125.00	(125.00)	-100.00%	1,996.27	1,250.00	746.27	59.70%	1,500.00
7010 Electrical Repair	0.00	83.33	(83.33)	-100.00%	0.00	833.30	(833.30)	-100.00%	1,000.00
7070 Building Repair & Maint	0.00	208.33	(208.33)	-100.00%	1,003.19	2,083.30	(1,080.11)	-51.85%	2,500.00
7300 Termite Bond	0.00	185.00	(185.00)	-100.00%	0.00	185.00	(185.00)	-100.00%	185.00
7305 Pest Control	0.00	83.33	(83.33)	-100.00%	535.00	833.30	(298.30)	-35.80%	1,000.00
7390 Water System Repair	0.00	166.67	(166.67)	-100.00%	0.00	1,666.70	(1,666.70)	-100.00%	2,000.00
TOTAL Repairs & Maint.	<u>0.00</u>	<u>851.66</u>	<u>(851.66)</u>	<u>-100.00%</u>	<u>3,534.46</u>	<u>6,851.60</u>	<u>(3,317.14)</u>	<u>-48.41%</u>	<u>8,185.00</u>
Safety									
7417 Fire Hydrants	0.00	141.67	(141.67)	-100.00%	825.00	1,416.70	(591.70)	-41.77%	1,700.00
7445 Gate Maint. & Repair	0.00	750.00	(750.00)	-100.00%	14,440.18	7,500.00	6,940.18	92.54%	9,000.00
7495 Safety Improvements	0.00	241.67	(241.67)	-100.00%	0.00	2,416.70	(2,416.70)	-100.00%	2,900.00
TOTAL Safety	<u>0.00</u>	<u>1,133.34</u>	<u>(1,133.34)</u>	<u>-100.00%</u>	<u>15,265.18</u>	<u>11,333.40</u>	<u>3,931.78</u>	<u>34.69%</u>	<u>13,600.00</u>
Utility									
8000 Utilities - Electric	1,260.23	2,083.33	(823.10)	-39.51%	17,357.23	20,833.30	(3,476.07)	-16.69%	25,000.00
8020 Utilities - Water/Sewer	12,515.74	10,083.33	2,432.41	24.12%	88,153.43	100,833.30	(12,679.87)	-12.58%	121,000.00
8024 Utilities - Water Reimb	(10,104.74)	(11,539.87)	1,435.13	-12.44%	(105,541.65)	(115,398.70)	9,857.05	-8.54%	(138,478.40)
8025 Utilities - Meter Fee Rei	0.00	(866.67)	866.67	-100.00%	(5,150.10)	(8,666.70)	3,516.60	-40.58%	(10,400.00)
8028 Utilities - Water Repair	0.00	866.67	(866.67)	-100.00%	10,115.42	8,666.70	1,448.72	16.72%	10,400.00
8045 Utilities - Cable TV	181.52	183.33	(1.81)	-0.99%	1,831.24	1,833.30	(2.06)	-0.11%	2,200.00
TOTAL Utility	<u>3,852.75</u>	<u>810.12</u>	<u>3,042.63</u>	<u>375.58%</u>	<u>6,765.57</u>	<u>8,101.20</u>	<u>(1,335.63)</u>	<u>-16.49%</u>	<u>9,721.60</u>
Reserve Expense (Income)									
9000 Transfer to Reserves	0.00	6,962.20	(6,962.20)	-100.00%	62,659.80	69,622.00	(6,962.20)	-10.00%	83,546.40
9031 Reserve-Exterior Maint	0.00	1,464.58	(1,464.58)	-100.00%	97,041.40	14,645.80	82,395.60	562.59%	17,575.00
9513 Reserve-Fitness Room	0.00	41.67	(41.67)	-100.00%	0.00	416.70	(416.70)	-100.00%	500.00
9517 Reserve-Repaint Clubh	0.00	0.00	0.00	0.00%	5,809.95	0.00	5,809.95	0.00%	0.00
9535 Reserve-Landscape Imp	0.00	2,916.67	(2,916.67)	-100.00%	86,247.00	29,166.70	57,080.30	195.70%	35,000.00
9537 Reserve-Irrigation	0.00	6,666.67	(6,666.67)	-100.00%	70,550.00	66,666.70	3,883.30	5.82%	80,000.00
9542 Reserve-Pool Clubhous	0.00	0.00	0.00	0.00%	1,746.91	0.00	1,746.91	0.00%	0.00
9600 Exp Pd fr Reserve	0.00	(301.33)	301.33	-100.00%	(261,395.26)	(3,013.30)	(258,381.96)	8574.72%	(3,616.00)
TOTAL Reserve Expense	<u>0.00</u>	<u>17,750.46</u>	<u>(17,750.46)</u>	<u>-100.00%</u>	<u>62,659.80</u>	<u>177,504.60</u>	<u>(114,844.80)</u>	<u>-64.70%</u>	<u>213,005.40</u>
TOTAL Expense	<u>7,005.06</u>	<u>44,847.25</u>	<u>(37,842.19)</u>	<u>-84.38%</u>	<u>297,059.70</u>	<u>449,307.50</u>	<u>(152,247.80)</u>	<u>-33.88%</u>	<u>539,257.00</u>
Excess Revenue / (Expense)	<u>(7,004.31)</u>	<u>(10,030.75)</u>	<u>3,026.44</u>		<u>22,239.19</u>	<u>(101,142.50)</u>	<u>123,381.69</u>		<u>(121,459.00)</u>