

# Olde Ivy at Vinings Townhome Association, Inc.

Balance Sheet For 2/28/2022

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**Cash**

Operating Cash Account (AAB)	\$133,172.81
TH Money Market (AAB)	\$128,370.86
Courtyard Reserves (AAB)	\$36,328.76
MMA Regions Bank - TH (board controlled)	\$580,174.96
MMA Regions Bank - CY (board controlled)	\$128,344.70

**Total Cash** **\$1,006,392.09**

**Funds With Prior MNGT**

MMA - Vinings Bank (Prior MNGT)	\$315.45
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**Total Funds With Prior MNGT** **\$315.45**

**Total Assets** **\$1,006,707.54**

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**Liabilities**

Pre-Paid Assessments	\$24,932.87
Leasing Fees Due to RMS	(\$996.00)

**Total Liabilities** **\$23,936.87**

**Liabilities and Equity**

Prior Years Income (Loss)	\$966,537.24
Net Income	\$16,233.43

**Total Liabilities and Equity** **\$982,770.67**

**Total Liabilities / Equity** **\$1,006,707.54**

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# Olde Ivy at Vinings Townhome Association, Inc.

## Statement of Revenues and Expenses 2/1/2022 - 2/28/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
301 - Regular Assessments	50,434.26	50,280.00	154.26	101,583.26	100,560.00	1,023.26	603,360.00
305 - Special Assessment	-	2,000.00	(2,000.00)	-	4,000.00	(4,000.00)	24,000.00
315 - Fines	575.00	-	575.00	575.00	-	575.00	-
320 - Late Fee Income	548.50	208.33	340.17	624.50	416.66	207.84	2,500.00
325 - Interest Income	49.18	41.67	7.51	15.08	83.34	(68.26)	500.00
330 - Attorney Fee Charges to Members	893.61	-	893.61	893.61	-	893.61	-
336 - Returned Check Charge	20.00	-	20.00	-	-	-	-
338 - Captial Contribution	1,590.00	500.00	1,090.00	1,590.00	1,000.00	590.00	6,000.00
356 - Pool Key/Card	50.00	-	50.00	50.00	-	50.00	-
362 - Bank Interest	30.12	-	30.12	63.45	-	63.45	-
390 - Transfer to Reserves	14,418.92	-	14,418.92	28,837.84	-	28,837.84	-
<b>Total Income</b>	<b>68,609.59</b>	<b>53,030.00</b>	<b>15,579.59</b>	<b>134,232.74</b>	<b>106,060.00</b>	<b>28,172.74</b>	<b>636,360.00</b>
<b>Total Income</b>	<b>68,609.59</b>	<b>53,030.00</b>	<b>15,579.59</b>	<b>134,232.74</b>	<b>106,060.00</b>	<b>28,172.74</b>	<b>636,360.00</b>

## Operating Expense

<b>Shared Expenses</b>							
430 - Waste Removal	6,865.11	2,154.00	(4,711.11)	6,865.11	4,308.00	(2,557.11)	25,848.00
440 - Administrative Services	575.63	141.67	(433.96)	1,248.15	283.34	(964.81)	1,700.00
450 - Management Contract	3,069.17	2,379.50	(689.67)	6,138.34	4,759.00	(1,379.34)	28,554.00
460 - Insurance	15,804.50	7,138.42	(8,666.08)	29,582.75	14,276.84	(15,305.91)	85,661.00
470 - Legal Expenses	1,444.32	750.00	(694.32)	1,444.32	1,500.00	55.68	9,000.00
480 - Master Association Expense	20,400.00	20,400.00	-	40,800.00	40,800.00	-	244,800.00
490 - Master Association Expense - Retaining Wall	-	2,000.00	2,000.00	-	4,000.00	4,000.00	24,000.00
500 - Reserve Study	-	50.00	50.00	-	100.00	100.00	600.00
510 - Income Tax	-	33.00	33.00	-	66.00	66.00	396.00
520 - Property Taxes	-	37.50	37.50	-	75.00	75.00	450.00
530 - Termite Bond	-	527.00	527.00	-	1,054.00	1,054.00	6,324.00
540 - Pest Control	1,715.00	583.33	(1,131.67)	1,715.00	1,166.66	(548.34)	7,000.00
<b>Total Shared Expenses</b>	<b>49,873.73</b>	<b>36,194.42</b>	<b>(13,679.31)</b>	<b>87,793.67</b>	<b>72,388.84</b>	<b>(15,404.83)</b>	<b>434,333.00</b>
<b>TH Repairs &amp; Maintenance</b>							
700 - TH Exterior Repairs	1,007.50	166.67	(840.83)	1,007.50	333.34	(674.16)	2,000.00
705 - TH Plumbing Repairs	-	291.67	291.67	225.00	583.34	358.34	3,500.00
710 - TH Gutter Cleaning/Repairs	-	375.00	375.00	-	750.00	750.00	4,500.00
715 - TH Roof Repairs	-	166.67	166.67	-	333.34	333.34	2,000.00
718 - Maintenance Consultation	42.50	-	(42.50)	42.50	-	(42.50)	-
720 - TH Building Repair/Maint.	-	333.33	333.33	-	666.66	666.66	4,000.00
725 - TH General Maint.	92.80	83.33	(9.47)	92.80	166.66	73.86	1,000.00
<b>Total TH Repairs &amp; Maintenance</b>	<b>1,142.80</b>	<b>1,416.67</b>	<b>273.87</b>	<b>1,367.80</b>	<b>2,833.34</b>	<b>1,465.54</b>	<b>17,000.00</b>
<b>CY Repairs &amp; Maintenance</b>							

# Olde Ivy at Vinings Townhome Association, Inc.

## Statement of Revenues and Expenses 2/1/2022 - 2/28/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
750 - CY Exterior Repairs	-	166.67	166.67	-	333.34	333.34	2,000.00
755 - CY Plumbing Repairs	-	166.67	166.67	-	333.34	333.34	2,000.00
760 - CY Gutter Cleaning/Repair	-	250.00	250.00	-	500.00	500.00	3,000.00
765 - CY Roof Repairs	-	83.33	83.33	-	166.66	166.66	1,000.00
770 - CY Building Repair/Maint.	-	250.00	250.00	-	500.00	500.00	3,000.00
775 - CY General Maint.	-	83.33	83.33	-	166.66	166.66	1,000.00
<b>Total CY Repairs &amp; Maintenance</b>	<b>-</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>-</b>	<b>2,000.00</b>	<b>2,000.00</b>	<b>12,000.00</b>
<b>Misc.</b>							
800 - Transfer from Operating	14,418.92	14,418.92	-	28,837.84	28,837.84	-	173,027.00
<b>Total Misc.</b>	<b>14,418.92</b>	<b>14,418.92</b>	<b>-</b>	<b>28,837.84</b>	<b>28,837.84</b>	<b>-</b>	<b>173,027.00</b>
<b>Total Expense</b>	<b>65,435.45</b>	<b>53,030.01</b>	<b>(12,405.44)</b>	<b>117,999.31</b>	<b>106,060.02</b>	<b>(11,939.29)</b>	<b>636,360.00</b>
<b>Operating Net Total</b>	<b>3,174.14</b>	<b>(.01)</b>	<b>3,174.15</b>	<b>16,233.43</b>	<b>(.02)</b>	<b>16,233.45</b>	<b>-</b>
<b>Net Total</b>	<b>3,174.14</b>	<b>(.01)</b>	<b>3,174.15</b>	<b>16,233.43</b>	<b>(.02)</b>	<b>16,233.45</b>	<b>-</b>