

Olde Ivy at Vinings Townhome Association, Inc.

Balance Sheet For 4/30/2022

Cash

Operating Cash Account (AAB)	\$129,304.90
TH Money Market (AAB)	\$157,243.31
Courtyard Reserves (AAB)	\$36,334.83
MMA Regions Bank - TH (board controlled)	\$580,185.13
MMA Regions Bank - CY (board controlled)	\$128,346.95

Total Cash **\$1,031,415.12**

Funds With Prior MNGT

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

Total Assets **\$1,031,730.57**

Liabilities

Pre-Paid Assessments	\$22,179.26
Leasing Fees Due to RMS	(\$996.00)

Total Liabilities **\$21,183.26**

Liabilities and Equity

Prior Years Income (Loss)	\$966,537.24
Net Income	\$44,010.07

Total Liabilities and Equity **\$1,010,547.31**

Total Liabilities / Equity **\$1,031,730.57**

Olde Ivy at Vinings Townhome Association, Inc.

Statement of Revenues and Expenses 4/1/2022 - 4/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
301 - Regular Assessments	49,909.80	50,280.00	(370.20)	201,975.30	201,120.00	855.30	603,360.00
305 - Special Assessments	-	2,000.00	(2,000.00)	-	8,000.00	(8,000.00)	24,000.00
310 - Unit Maintenance Charges	(2.00)	-	(2.00)	-	-	-	-
315 - Fines	103.17	-	103.17	603.17	-	603.17	-
320 - Late Fee Income	173.50	208.33	(34.83)	935.50	833.32	102.18	2,500.00
325 - Interest Income	20.13	41.67	(21.54)	79.08	166.68	(87.60)	500.00
330 - Attorney Fee Charges to Members	(400.00)	-	(400.00)	893.61	-	893.61	-
336 - Returned Check Charge	(160.00)	-	(160.00)	(20.00)	-	(20.00)	-
338 - Capital Contribution	2,400.00	500.00	1,900.00	3,990.00	2,000.00	1,990.00	6,000.00
356 - Pool Key/Card	70.00	-	70.00	190.00	-	190.00	-
362 - Bank Interest	24.03	-	24.03	122.95	-	122.95	-
390 - Transfer to Reserves	14,418.92	-	14,418.92	57,675.68	-	57,675.68	-
Total Income	66,557.55	53,030.00	13,527.55	266,445.29	212,120.00	54,325.29	636,360.00
Total Income	66,557.55	53,030.00	13,527.55	266,445.29	212,120.00	54,325.29	636,360.00

Operating Expense

Shared Expenses

430 - Waste Removal	7,979.10	2,154.00	(5,825.10)	14,844.21	8,616.00	(6,228.21)	25,848.00
440 - Administrative Services	222.40	141.67	(80.73)	1,744.09	566.68	(1,177.41)	1,700.00
450 - Management Contract	3,069.17	2,379.50	(689.67)	12,276.68	9,518.00	(2,758.68)	28,554.00
460 - Insurance	7,139.00	7,138.42	(.58)	43,852.75	28,553.68	(15,299.07)	85,661.00
470 - Legal Expenses	1,822.03	750.00	(1,072.03)	3,318.11	3,000.00	(318.11)	9,000.00
480 - Master Association Expense	20,400.00	20,400.00	-	81,600.00	81,600.00	-	244,800.00
490 - Master Association Expense - Retaining Wall	-	2,000.00	2,000.00	-	8,000.00	8,000.00	24,000.00
500 - Reserve Study	-	50.00	50.00	-	200.00	200.00	600.00
510 - Income Tax	-	33.00	33.00	-	132.00	132.00	396.00
520 - Property Taxes	-	37.50	37.50	-	150.00	150.00	450.00
530 - Termite Bond	-	527.00	527.00	-	2,108.00	2,108.00	6,324.00
540 - Pest Control	620.00	583.33	(36.67)	2,335.00	2,333.32	(1.68)	7,000.00
Total Shared Expenses	41,251.70	36,194.42	(5,057.28)	159,970.84	144,777.68	(15,193.16)	434,333.00

TH Repairs & Maintenance

700 - TH Exterior Repairs	-	166.67	166.67	1,007.50	666.68	(340.82)	2,000.00
705 - TH Plumbing Repairs	-	291.67	291.67	675.50	1,166.68	491.18	3,500.00
710 - TH Gutter Cleaning/Repairs	-	375.00	375.00	2,280.00	1,500.00	(780.00)	4,500.00
715 - TH Roof Repairs	-	166.67	166.67	-	666.68	666.68	2,000.00
718 - Maintenance Consultation	-	-	-	42.50	-	(42.50)	-
720 - TH Building Repair/Maint.	-	333.33	333.33	-	1,333.32	1,333.32	4,000.00
725 - TH General Maint.	-	83.33	83.33	783.20	333.32	(449.88)	1,000.00
Total TH Repairs & Maintenance	-	1,416.67	1,416.67	4,788.70	5,666.68	877.98	17,000.00

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Statement of Revenues and Expenses 4/1/2022 - 4/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
CY Repairs & Maintenance							
750 - CY Exterior Repairs	-	166.67	166.67	-	666.68	666.68	2,000.00
755 - CY Plumbing Repairs	-	166.67	166.67	-	666.68	666.68	2,000.00
760 - CY Gutter Cleaning/Repair	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
765 - CY Roof Repairs	-	83.33	83.33	-	333.32	333.32	1,000.00
770 - CY Building Repair/Maint.	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
775 - CY General Maint.	-	83.33	83.33	-	333.32	333.32	1,000.00
Total CY Repairs & Maintenance	-	1,000.00	1,000.00	-	4,000.00	4,000.00	12,000.00
Misc.							
800 - Townhome Reserve Contribution	14,418.92	14,418.92	-	57,675.68	57,675.68	-	173,027.00
Total Misc.	14,418.92	14,418.92	-	57,675.68	57,675.68	-	173,027.00
Total Expense	55,670.62	53,030.01	(2,640.61)	222,435.22	212,120.04	(10,315.18)	636,360.00
Operating Net Total	10,886.93	(.01)	10,886.94	44,010.07	(.04)	44,010.11	-
Net Total	10,886.93	(.01)	10,886.94	44,010.07	(.04)	44,010.11	-