

Olde Ivy at Vinings Townhome Association, Inc.

Balance Sheet For August 2021

Operating Accounts

Operating Account - PPB \$143,342.92

Total Operating Accounts **\$143,342.92**

Reserve Accounts

MMA - TH - PPB \$80,658.08

MMA - CY - PPB \$35,522.81

MMA - Vinings Bank \$315.45

MMA Regions Bank - TH \$580,115.68

MMA Regions Bank - CY \$128,331.58

Total Reserve Accounts **\$824,943.60**

Total Asset **\$968,286.52**

Liabilities

Prepaid Assessments \$19,295.53

Insurance Recoveries \$99,976.05

Leasing Fee Payable (\$996.00)

Total Liabilities **\$118,275.58**

Equity

Retained Earnings \$906,420.61

Net Income (Loss) (\$56,409.67)

Total Equity **\$850,010.94**

Total Liability / Equity **\$968,286.52**

Olde Ivy at Vinings Townhome Association, Inc.

Statement of Revenues and Expenses 8/1/2021 - 8/31/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessments	46,697.00	48,360.00	(1,663.00)	381,439.00	386,880.00	(5,441.00)	580,320.00
4020 - Captial Contribution	-	500.00	(500.00)	6,080.00	4,000.00	2,080.00	6,000.00
4025 - Special Assessment	376.00	-	376.00	24,400.00	-	24,400.00	-
4050 - Reserve Income	14,520.00	-	14,520.00	106,651.25	-	106,651.25	-
4100 - Delinquent Fee	152.00	-	152.00	1,774.00	-	1,774.00	-
4110 - Interest Income	21.22	375.00	(353.78)	342.11	3,000.00	(2,657.89)	4,500.00
4120 - Penalties & Fines Income	-	-	-	75.00	-	75.00	-
4125 - Collection Fee Income	-	-	-	448.00	-	448.00	-
4150 - Legal Fees Recaptured	-	-	-	522.87	-	522.87	-
4250 - Leasing Administration	1,036.00	-	1,036.00	1,428.00	-	1,428.00	-
4700 - Miscellaneous Income	-	-	-	20.00	-	20.00	-
4960 - Insurance Reimb Received	-	-	-	5,396.41	-	5,396.41	-
Total Income	62,802.22	49,235.00	13,567.22	528,576.64	393,880.00	134,696.64	590,820.00
Total Income	62,802.22	49,235.00	13,567.22	528,576.64	393,880.00	134,696.64	590,820.00

Operating Expense

Shared Expenses							
5020 - Administrative Services	1,788.93	141.67	(1,647.26)	2,408.02	1,133.36	(1,274.66)	1,700.00
5040 - Rental Monitoring Expense	1,245.00	-	(1,245.00)	342.00	-	(342.00)	-
5070 - Insurance	14,046.13	7,587.00	(6,459.13)	47,309.58	60,696.00	13,386.42	91,044.00
5200 - Insurance Claim Expense	12,494.41	-	(12,494.41)	180,436.74	-	(180,436.74)	-
5420 - Legal Expenses	1,625.51	375.00	(1,250.51)	9,477.32	3,000.00	(6,477.32)	4,500.00
5422 - Delinquency Reporting Fee	-	-	-	140.00	-	(140.00)	-
5430 - Management Contract	2,282.08	2,282.08	-	18,256.64	18,256.64	-	27,385.00
5437 - Master Association Expense	18,600.00	18,600.00	-	148,800.00	148,800.00	-	223,200.00
5440 - Master Association Expense - Retaining Wall	-	-	-	24,000.00	-	(24,000.00)	-
5480 - Property Taxes	-	37.50	37.50	350.00	300.00	(50.00)	450.00
5500 - Income Tax	-	29.17	29.17	396.00	233.36	(162.64)	350.00
5510 - Reserve Study	-	50.00	50.00	-	400.00	400.00	600.00
5511 - Grounds - Maintenance	-	-	-	5,292.93	-	(5,292.93)	-
5520 - Termite Bond	-	-	-	-	-	-	6,324.00
5521 - Pest Control	750.00	583.33	(166.67)	3,835.00	4,666.64	831.64	7,000.00
5530 - Waste Removal	-	-	-	19,406.00	25,848.00	6,442.00	25,848.00
Total Shared Expenses	52,832.06	29,685.75	(23,146.31)	460,450.23	263,334.00	(197,116.23)	388,401.00
TH Repair & Maintenance							
6010 - TH Exterior Repairs	-	333.33	333.33	-	2,666.64	2,666.64	4,000.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
6015 - TH Plumbing Repairs	2,150.00	83.33	(2,066.67)	2,750.00	666.64	(2,083.36)	1,000.00
6020 - TH Gutter Cleaning/Repairs	150.00	1,500.00	1,350.00	3,799.68	12,000.00	8,200.32	18,000.00
6030 - TH Roof Repairs	-	291.67	291.67	475.00	2,333.36	1,858.36	3,500.00
6040 - TH Building Repair/Maint.	-	708.33	708.33	1,200.00	5,666.64	4,466.64	8,500.00
Total TH Repair & Maintenance	2,300.00	2,916.66	616.66	8,224.68	23,333.28	15,108.60	35,000.00
CY Repair & Maintenance							
6500 - Building Repair/Maintenance	-	-	-	114.83	-	(114.83)	-
6503 - Plumbing Repairs & Maintenance	-	-	-	150.00	-	(150.00)	-
6510 - CY Exterior Repairs	-	333.33	333.33	-	2,666.64	2,666.64	4,000.00
6515 - CY Plumbing Repairs	1,850.00	41.67	(1,808.33)	1,850.00	333.36	(1,516.64)	500.00
6520 - CY Gutter Cleaning/Repair	-	583.33	583.33	830.32	4,666.64	3,836.32	7,000.00
6530 - CY Roof Repairs	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
6540 - CY Building Repair/Maint.	1,375.00	250.00	(1,125.00)	3,820.00	2,000.00	(1,820.00)	3,000.00
Total CY Repair & Maintenance	3,225.00	1,333.33	(1,891.67)	6,765.15	10,666.64	3,901.49	16,000.00
TH Reserves							
7050 - TH Res. Dormer	-	-	-	395.00	-	(395.00)	-
Total TH Reserves	-	-	-	395.00	-	(395.00)	-
CY Reserves							
8001 - CAP - Engineering & Oversight	-	-	-	2,500.00	-	(2,500.00)	-
Total CY Reserves	-	-	-	2,500.00	-	(2,500.00)	-
Misc							
9090 - Transfer to Reserves	14,520.00	12,618.25	(1,901.75)	106,651.25	100,946.00	(5,705.25)	151,419.00
Total Misc	14,520.00	12,618.25	(1,901.75)	106,651.25	100,946.00	(5,705.25)	151,419.00
Total Expense	72,877.06	46,553.99	(26,323.07)	584,986.31	398,279.92	(186,706.39)	590,820.00
Operating Net Total	(10,074.84)	2,681.01	(12,755.85)	(56,409.67)	(4,399.92)	(52,009.75)	-
Net Total	(10,074.84)	2,681.01	(12,755.85)	(56,409.67)	(4,399.92)	(52,009.75)	-