

Olde Ivy at Vinings Townhome Association, Inc.

Balance Sheet For September 2021

Operating Accounts		
Operating Account - PPB	\$119,505.09	
Total Operating Accounts		\$119,505.09
Reserve Accounts		
MMA - TH - PPB	\$90,741.45	
MMA - CY - PPB	\$39,963.40	
MMA - Vinings Bank	\$315.45	
MMA Regions Bank - TH	\$580,127.28	
MMA Regions Bank - CY	\$128,334.15	
Total Reserve Accounts		\$839,481.73
	Total Asset	\$958,986.82

Liabilities		
Prepaid Assessments	\$18,134.03	
Insurance Recoveries	\$99,976.05	
Leasing Fee Payable	(\$996.00)	
Total Liabilities		\$117,114.08
Equity		
Retained Earnings	\$908,350.61	
Net Income (Loss)	(\$66,477.87)	
Total Equity		\$841,872.74
	Total Liability / Equity	\$958,986.82

Olde Ivy at Vinings Townhome Association, Inc.

Statement of Revenues and Expenses 9/1/2021 - 9/30/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessments	48,361.75	48,360.00	1.75	429,800.75	435,240.00	(5,439.25)	580,320.00
4020 - Captial Contribution	760.00	500.00	260.00	6,840.00	4,500.00	2,340.00	6,000.00
4025 - Special Assessment	200.00	-	200.00	24,600.00	-	24,600.00	-
4050 - Reserve Income	14,520.00	-	14,520.00	121,171.25	-	121,171.25	-
4100 - Delinquent Fee	351.50	-	351.50	2,125.50	-	2,125.50	-
4110 - Interest Income	18.13	375.00	(356.87)	360.24	3,375.00	(3,014.76)	4,500.00
4120 - Penalties & Fines Income	-	-	-	75.00	-	75.00	-
4125 - Collection Fee Income	174.00	-	174.00	622.00	-	622.00	-
4150 - Legal Fees Recaptured	-	-	-	522.87	-	522.87	-
4250 - Leasing Administration	(40.00)	-	(40.00)	1,388.00	-	1,388.00	-
4700 - Miscellaneous Income	-	-	-	20.00	-	20.00	-
4960 - Insurance Reimb Received	-	-	-	5,396.41	-	5,396.41	-
Total Income	64,345.38	49,235.00	15,110.38	592,922.02	443,115.00	149,807.02	590,820.00
Total Income	64,345.38	49,235.00	15,110.38	592,922.02	443,115.00	149,807.02	590,820.00

Operating Expense

Shared Expenses

5020 - Administrative Services	-	141.67	141.67	2,408.02	1,275.03	(1,132.99)	1,700.00
5040 - Rental Monitoring Expense	-	-	-	342.00	-	(342.00)	-
5070 - Insurance	14,046.13	7,587.00	(6,459.13)	61,355.71	68,283.00	6,927.29	91,044.00
5200 - Insurance Claim Expense	-	-	-	180,436.74	-	(180,436.74)	-
5420 - Legal Expenses	1,661.87	375.00	(1,286.87)	11,139.19	3,375.00	(7,764.19)	4,500.00
5422 - Delinquency Reporting Fee	-	-	-	140.00	-	(140.00)	-
5430 - Management Contract	2,282.08	2,282.08	-	20,538.72	20,538.72	-	27,385.00
5437 - Master Association Expense	18,600.00	18,600.00	-	167,400.00	167,400.00	-	223,200.00
5440 - Master Association Expense - Retaining Wall	-	-	-	24,000.00	-	(24,000.00)	-
5480 - Property Taxes	-	37.50	37.50	350.00	337.50	(12.50)	450.00
5500 - Income Tax	-	29.17	29.17	396.00	262.53	(133.47)	350.00
5510 - Reserve Study	-	50.00	50.00	-	450.00	450.00	600.00
5511 - Grounds - Maintenance	2,928.55	-	(2,928.55)	8,221.48	-	(8,221.48)	-
5520 - Termite Bond	-	-	-	-	-	-	6,324.00
5521 - Pest Control	90.00	583.33	493.33	3,925.00	5,249.97	1,324.97	7,000.00
5530 - Waste Removal	6,472.00	-	(6,472.00)	25,878.00	25,848.00	(30.00)	25,848.00
Total Shared Expenses	46,080.63	29,685.75	(16,394.88)	506,530.86	293,019.75	(213,511.11)	388,401.00

TH Repair & Maintenance

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
6010 - TH Exterior Repairs	1,552.95	333.33	(1,219.62)	1,552.95	2,999.97	1,447.02	4,000.00
6015 - TH Plumbing Repairs	-	83.33	83.33	2,750.00	749.97	(2,000.03)	1,000.00
6020 - TH Gutter Cleaning/Repairs	-	1,500.00	1,500.00	3,799.68	13,500.00	9,700.32	18,000.00
6030 - TH Roof Repairs	11,370.00	291.67	(11,078.33)	11,845.00	2,625.03	(9,219.97)	3,500.00
6040 - TH Building Repair/Maint.	-	708.33	708.33	1,200.00	6,374.97	5,174.97	8,500.00
Total TH Repair & Maintenance	12,922.95	2,916.66	(10,006.29)	21,147.63	26,249.94	5,102.31	35,000.00
CY Repair & Maintenance							
6500 - Building Repair/Maintenance	55.00	-	(55.00)	169.83	-	(169.83)	-
6503 - Plumbing Repairs & Maintenance	-	-	-	150.00	-	(150.00)	-
6510 - CY Exterior Repairs	-	333.33	333.33	-	2,999.97	2,999.97	4,000.00
6515 - CY Plumbing Repairs	-	41.67	41.67	1,850.00	375.03	(1,474.97)	500.00
6520 - CY Gutter Cleaning/Repair	-	583.33	583.33	830.32	5,249.97	4,419.65	7,000.00
6530 - CY Roof Repairs	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
6540 - CY Building Repair/Maint.	835.00	250.00	(585.00)	4,655.00	2,250.00	(2,405.00)	3,000.00
Total CY Repair & Maintenance	890.00	1,333.33	443.33	7,655.15	11,999.97	4,344.82	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)	121,171.25	113,564.25	(7,607.00)	151,419.00
Total Misc	14,520.00	12,618.25	(1,901.75)	121,171.25	113,564.25	(7,607.00)	151,419.00
Total Expense	74,413.58	46,553.99	(27,859.59)	659,399.89	444,833.91	(214,565.98)	590,820.00
Operating Net Total	(10,068.20)	2,681.01	(12,749.21)	(66,477.87)	(1,718.91)	(64,758.96)	-
Net Total	(10,068.20)	2,681.01	(12,749.21)	(66,477.87)	(1,718.91)	(64,758.96)	-