

Olde Ivy at Vinings Townhome Association, Inc.

Balance Sheet For October 2021

Operating Accounts

Operating Account - PPB \$101,014.20

Total Operating Accounts

\$101,014.20

Reserve Accounts

MMA - TH - PPB \$100,825.40

MMA - CY - PPB \$44,404.10

MMA - Vinings Bank \$315.45

MMA Regions Bank - TH \$580,127.28

MMA Regions Bank - CY \$128,334.15

Total Reserve Accounts

\$854,006.38

Total Asset

\$955,020.58

Liabilities

Prepaid Assessments \$16,722.22

Insurance Recoveries \$99,976.05

Leasing Fee Payable (\$996.00)

Total Liabilities

\$115,702.27

Equity

Retained Earnings \$908,350.61

Net Income (Loss) (\$69,032.30)

Total Equity

\$839,318.31

Total Liability / Equity

\$955,020.58

Olde Ivy at Vinings Townhome Association, Inc.

Statement of Revenues and Expenses 10/1/2021 - 10/31/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessments	50,896.75	48,360.00	2,536.75	480,697.50	483,600.00	(2,902.50)	580,320.00
4020 - Captial Contribution	760.00	500.00	260.00	7,600.00	5,000.00	2,600.00	6,000.00
4025 - Special Assessment	200.00	-	200.00	24,800.00	-	24,800.00	-
4050 - Reserve Income	14,520.00	-	14,520.00	135,691.25	-	135,691.25	-
4100 - Delinquent Fee	123.50	-	123.50	2,249.00	-	2,249.00	-
4105 - Delinquent Interest	570.26	-	570.26	570.26	-	570.26	-
4110 - Interest Income	4.65	375.00	(370.35)	364.89	3,750.00	(3,385.11)	4,500.00
4120 - Penalties & Fines Income	-	-	-	75.00	-	75.00	-
4125 - Collection Fee Income	2.00	-	2.00	624.00	-	624.00	-
4140 - NSF Fee Income	105.00	-	105.00	105.00	-	105.00	-
4150 - Legal Fees Recaptured	2,137.74	-	2,137.74	2,660.61	-	2,660.61	-
4250 - Leasing Administration	-	-	-	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	69,319.90	49,235.00	20,084.90	662,241.92	492,350.00	169,891.92	590,820.00
Total Income	69,319.90	49,235.00	20,084.90	662,241.92	492,350.00	169,891.92	590,820.00

Operating Expense

Shared Expenses

5020 - Administrative Services	202.73	141.67	(61.06)	2,610.75	1,416.70	(1,194.05)	1,700.00
5040 - Rental Monitoring Expense	-	-	-	342.00	-	(342.00)	-
5070 - Insurance	14,546.12	7,587.00	(6,959.12)	75,901.83	75,870.00	(31.83)	91,044.00
5200 - Insurance Claim Expense	-	-	-	180,436.74	-	(180,436.74)	-
5420 - Legal Expenses	3,737.65	375.00	(3,362.65)	14,876.84	3,750.00	(11,126.84)	4,500.00
5422 - Delinquency Reporting Fee	-	-	-	140.00	-	(140.00)	-
5430 - Management Contract	2,282.08	2,282.08	-	22,820.80	22,820.80	-	27,385.00
5437 - Master Association Expense	18,600.00	18,600.00	-	186,000.00	186,000.00	-	223,200.00
5440 - Master Association Expense - Retaining Wall	-	-	-	24,000.00	-	(24,000.00)	-
5480 - Property Taxes	-	37.50	37.50	350.00	375.00	25.00	450.00
5500 - Income Tax	-	29.17	29.17	396.00	291.70	(104.30)	350.00
5510 - Reserve Study	-	50.00	50.00	-	500.00	500.00	600.00
5511 - Grounds - Maintenance	3,456.00	-	(3,456.00)	11,677.48	-	(11,677.48)	-
5520 - Termite Bond	-	6,324.00	6,324.00	-	6,324.00	6,324.00	6,324.00
5521 - Pest Control	12,216.00	583.33	(11,632.67)	16,141.00	5,833.30	(10,307.70)	7,000.00
5530 - Waste Removal	-	-	-	25,878.00	25,848.00	(30.00)	25,848.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Shared Expenses	55,040.58	36,009.75	(19,030.83)	561,571.44	329,029.50	(232,541.94)	388,401.00
TH Repair & Maintenance							
6010 - TH Exterior Repairs	-	333.33	333.33	1,552.95	3,333.30	1,780.35	4,000.00
6015 - TH Plumbing Repairs	2,313.75	83.33	(2,230.42)	5,063.75	833.30	(4,230.45)	1,000.00
6020 - TH Gutter Cleaning/Repairs	-	1,500.00	1,500.00	3,799.68	15,000.00	11,200.32	18,000.00
6030 - TH Roof Repairs	-	291.67	291.67	11,845.00	2,916.70	(8,928.30)	3,500.00
6040 - TH Building Repair/Maint.	-	708.33	708.33	1,200.00	7,083.30	5,883.30	8,500.00
6050 - TH General Maint.	-	83.33	83.33	-	833.30	833.30	1,000.00
Total TH Repair & Maintenance	2,313.75	2,999.99	686.24	23,461.38	29,999.90	6,538.52	36,000.00
CY Repair & Maintenance							
6500 - Building Repair/Maintenance	-	-	-	169.83	-	(169.83)	-
6503 - Plumbing Repairs & Maintenance	-	-	-	150.00	-	(150.00)	-
6510 - CY Exterior Repairs	-	333.33	333.33	-	3,333.30	3,333.30	4,000.00
6515 - CY Plumbing Repairs	-	41.67	41.67	1,850.00	416.70	(1,433.30)	500.00
6520 - CY Gutter Cleaning/Repair	-	583.33	583.33	830.32	5,833.30	5,002.98	7,000.00
6530 - CY Roof Repairs	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
6540 - CY Building Repair/Maint.	-	250.00	250.00	4,655.00	2,500.00	(2,155.00)	3,000.00
6550 - CY General Maint.	-	83.33	83.33	-	833.30	833.30	1,000.00
Total CY Repair & Maintenance	-	1,416.66	1,416.66	7,655.15	14,166.60	6,511.45	17,000.00
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)	135,691.25	126,182.50	(9,508.75)	151,419.00
Total Misc	14,520.00	12,618.25	(1,901.75)	135,691.25	126,182.50	(9,508.75)	151,419.00
Total Expense	71,874.33	53,044.65	(18,829.68)	731,274.22	499,378.50	(231,895.72)	592,820.00
Operating Net Total	(2,554.43)	(3,809.65)	1,255.22	(69,032.30)	(7,028.50)	(62,003.80)	(2,000.00)
Net Total	(2,554.43)	(3,809.65)	1,255.22	(69,032.30)	(7,028.50)	(62,003.80)	(2,000.00)