

Olde Ivy at Vinings Townhome Association, Inc.

Balance Sheet For 12/31/2021

Cash

Operating Cash Account (AAB)	\$138,973.54
TH Money Market (AAB)	\$99,502.45
Courtyard Reserves (AAB)	\$36,324.10
MMA Regions Bank - TH (board controlled)	\$580,157.16
MMA Regions Bank - CY (board controlled)	\$128,340.76

Total Cash **\$983,298.01**

Funds With Prior MNGT

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

Total Asset **\$983,613.46**

Liabilities

Pre-Paid Assessments	\$18,072.22
Leasing Fees Due to RMS	(\$996.00)

Total Liabilities **\$17,076.22**

Liabilities and Equity

Prior Years Income (Loss)	\$1,008,326.66
Net Income	(\$41,789.42)

Total Liabilities and Equity **\$966,537.24**

Total Liability / Equity **\$983,613.46**

Olde Ivy at Vinings Townhome Association, Inc.

Statement of Revenues and Expenses 12/1/2021 - 12/31/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
301 - Regular Assessments	43,895.17	48,360.00	(4,464.83)	571,396.00	580,320.00	(8,924.00)	580,320.00
305 - Special Assessment	-	-	-	24,800.00	-	24,800.00	-
315 - Fines	-	-	-	75.00	-	75.00	-
320 - Late Fee Income	-	-	-	2,287.00	-	2,287.00	-
325 - Interest Income	15.83	375.00	(359.17)	589.26	4,500.00	(3,910.74)	4,500.00
330 - Attorney Fee Charges to Members	-	-	-	3,040.61	-	3,040.61	-
334 - Collection Letter Charge to Members	-	-	-	624.00	-	624.00	-
336 - Returned Check Charge	-	-	-	105.00	-	105.00	-
338 - Captial Contribution	950.00	500.00	450.00	10,070.00	6,000.00	4,070.00	6,000.00
345 - Insurance Reimb. Received	-	-	-	5,396.41	-	5,396.41	-
360 - Misc. Income	-	-	-	20.00	-	20.00	-
362 - Bank Interest	58.12	-	58.12	431.92	-	431.92	-
375 - Leasing Administration	-	-	-	1,388.00	-	1,388.00	-
390 - Transfer to Reserves	-	-	-	150,211.25	-	150,211.25	-
Total Income	44,919.12	49,235.00	(4,315.88)	770,434.45	590,820.00	179,614.45	590,820.00
Total Income	44,919.12	49,235.00	(4,315.88)	770,434.45	590,820.00	179,614.45	590,820.00

Operating Expense

Shared Expenses

430 - Waste Removal	-	2,154.00	2,154.00	25,878.00	25,848.00	(30.00)	25,848.00
440 - Administrative Services	-	141.63	141.63	2,726.77	1,700.00	(1,026.77)	1,700.00
450 - Management Contract	3,069.17	2,282.12	(787.05)	28,172.05	27,385.00	(787.05)	27,385.00
452 - Rental Monitoring Expense	-	-	-	93.00	-	(93.00)	-
460 - Insurance	32,643.95	7,587.00	(25,056.95)	87,474.09	91,044.00	3,569.91	91,044.00
461 - Insurance Claim Expense	-	-	-	180,436.74	-	(180,436.74)	-
470 - Legal Expenses	-	375.00	375.00	19,053.60	4,500.00	(14,553.60)	4,500.00
478 - Delinquency Reporting Fee	-	-	-	140.00	-	(140.00)	-
480 - Master Association Expense	18,600.00	18,600.00	-	223,200.00	223,200.00	-	223,200.00
490 - Master Association Expense - Retaining Wall	-	-	-	24,000.00	-	(24,000.00)	-
500 - Reserve Study	-	50.00	50.00	-	600.00	600.00	600.00
510 - Income Tax	-	29.13	29.13	396.00	350.00	(46.00)	350.00
520 - Property Taxes	-	37.50	37.50	350.00	450.00	100.00	450.00
525 - Grounds-Maintenance	2,000.00	-	(2,000.00)	18,375.38	-	(18,375.38)	-
530 - Termite Bond	-	527.00	527.00	11,466.00	6,324.00	(5,142.00)	6,324.00
540 - Pest Control	-	583.37	583.37	4,805.00	7,000.00	2,195.00	7,000.00
Total Shared Expenses	56,313.12	32,366.75	(23,946.37)	626,566.63	388,401.00	(238,165.63)	388,401.00

TH Repairs & Maintenance

700 - TH Exterior Repairs	-	333.37	333.37	1,552.95	4,000.00	2,447.05	4,000.00
705 - TH Plumbing Repairs	-	83.37	83.37	4,763.75	1,000.00	(3,763.75)	1,000.00

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Statement of Revenues and Expenses 12/1/2021 - 12/31/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
710 - TH Gutter Cleaning/Repairs	-	1,500.00	1,500.00	3,799.68	18,000.00	14,200.32	18,000.00
715 - TH Roof Repairs	-	291.63	291.63	11,845.00	3,500.00	(8,345.00)	3,500.00
720 - TH Building Repair/Maint.	-	708.37	708.37	2,934.46	8,500.00	5,565.54	8,500.00
725 - TH General Maint.	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
Total TH Repairs & Maintenance	-	3,000.11	3,000.11	24,895.84	36,000.00	11,104.16	36,000.00
CY Repairs & Maintenance							
745 - Plumbing Repairs & Maintenance	-	-	-	150.00	-	(150.00)	-
749 - Building Repair/Maintenance	-	-	-	169.83	-	(169.83)	-
750 - CY Exterior Repairs	-	333.37	333.37	-	4,000.00	4,000.00	4,000.00
755 - CY Plumbing Repairs	-	41.63	41.63	1,850.00	500.00	(1,350.00)	500.00
760 - CY Gutter Cleaning/Repair	-	583.37	583.37	830.32	7,000.00	6,169.68	7,000.00
765 - CY Roof Repairs	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
770 - CY Building Repair/Maint.	-	250.00	250.00	4,655.00	3,000.00	(1,655.00)	3,000.00
775 - CY General Maint.	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
Total CY Repairs & Maintenance	-	1,416.74	1,416.74	7,655.15	17,000.00	9,344.85	17,000.00
TH Reserve							
824 - TH Res. Dormer	-	-	-	395.00	-	(395.00)	-
Total TH Reserve	-	-	-	395.00	-	(395.00)	-
CY Reserve							
835 - CAP - Engineering & Oversight	-	-	-	2,500.00	-	(2,500.00)	-
Total CY Reserve	-	-	-	2,500.00	-	(2,500.00)	-
Misc.							
800 - Transfer from Operating	-	12,618.25	12,618.25	150,211.25	151,419.00	1,207.75	151,419.00
Total Misc.	-	12,618.25	12,618.25	150,211.25	151,419.00	1,207.75	151,419.00
Total Expense	56,313.12	49,401.85	(6,911.27)	812,223.87	592,820.00	(219,403.87)	592,820.00
Operating Net Total	(11,394.00)	(166.85)	(11,227.15)	(41,789.42)	(2,000.00)	(39,789.42)	(2,000.00)
Net Total	(11,394.00)	(166.85)	(11,227.15)	(41,789.42)	(2,000.00)	(39,789.42)	(2,000.00)