

# Olde Ivy at Vinings Neighborhood Association, Inc.

## Balance Sheet For October 2021

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<b>Operating Accounts</b>		
Operating Account - PPB	<u>\$71,857.47</u>	
<b>Total Operating Accounts</b>		<b>\$71,857.47</b>
<b>Reserve Accounts</b>		
MMA - PPB	\$285,666.76	
PPB - Loan Account	<u>\$2,184.00</u>	
<b>Total Reserve Accounts</b>		<b>\$287,850.76</b>
	<b>Total Asset</b>	<b><u>\$359,708.23</u></b>

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<b>Liabilities</b>		
Prepaid Assessments	\$1,090.00	
PPB Loan	\$257,566.87	
Insurance Recoveries	<u>\$4,944.59</u>	
<b>Total Liabilities</b>		<b>\$263,601.46</b>
<b>Equity</b>		
Retained Earnings	\$221,605.21	
Net Income (Loss)	<u>(\$125,498.44)</u>	
<b>Total Equity</b>		<b>\$96,106.77</b>
	<b>Total Liability / Equity</b>	<b><u>\$359,708.23</u></b>

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# Olde Ivy at Vinings Neighborhood 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	
<b>Operating Income</b>							
4000 - Assessments	45,687.50	45,725.00	(37.50)	457,375.00	457,250.00	125.00	548,700.00
4025 - Special Assessment - sub association loan proceeds	-	-	-	59,000.00	-	59,000.00	-
4050 - Reserve Income	12,451.25	-	12,451.25	124,512.50	-	124,512.50	-
4110 - Interest Income	23.44	13.75	9.69	137.07	137.50	(.43)	165.00
4150 - Legal Fees Recaptured	-	-	-	555.49	-	555.49	-
4200 - Clubhouse Rental Income	-	41.67	(41.67)	-	416.70	(416.70)	500.00
4315 - Water Reimbursement	13,497.85	12,083.33	1,414.52	143,206.99	120,833.30	22,373.69	145,000.00
4320 - Meter Fee Reimbursement	-	873.17	(873.17)	4,665.52	8,731.70	(4,066.18)	10,478.00
4500 - Cable Marketing Income	9,066.48	3,750.00	5,316.48	17,813.65	15,000.00	2,813.65	15,000.00
4700 - Miscellaneous Income	230.00	-	230.00	1,920.00	-	1,920.00	-
4960 - Insurance Reimb Received	-	-	-	10,743.41	-	10,743.41	-
<b>Total Operating Income</b>	<b>80,956.52</b>	<b>62,486.92</b>	<b>18,469.60</b>	<b>819,929.63</b>	<b>602,369.20</b>	<b>217,560.43</b>	<b>719,843.00</b>
<b>Total Income</b>	<b>80,956.52</b>	<b>62,486.92</b>	<b>18,469.60</b>	<b>819,929.63</b>	<b>602,369.20</b>	<b>217,560.43</b>	<b>719,843.00</b>

## Operating Expense

### General Administrative

5020 - Administrative Services	33.90	316.67	282.77	669.98	3,166.70	2,496.72	3,800.00
5037 - Cable Marketing Expense	2,656.95	433.33	(2,223.62)	5,291.89	4,333.30	(958.59)	5,200.00
5070 - Insurance	-	1,000.00	1,000.00	(2,471.06)	10,000.00	12,471.06	12,000.00
5200 - Insurance Claim Expense	-	-	-	16,500.00	-	(16,500.00)	-
5410 - Accounting & Audit	-	-	-	350.00	350.00	-	350.00
5420 - Legal Expenses	-	333.33	333.33	491.00	3,333.30	2,842.30	4,000.00
5430 - Management Contract	1,997.51	1,957.33	(40.18)	19,613.48	19,573.30	(40.18)	23,488.00
5435 - Social Events	-	312.50	312.50	175.85	3,125.00	2,949.15	3,750.00
5436 - Welcome Committee	518.70	125.00	(393.70)	949.61	1,250.00	300.39	1,500.00
5490 - Loan Interest Repayment	826.76	-	(826.76)	3,413.55	-	(3,413.55)	-
<b>Total General Administrative</b>	<b>6,033.82</b>	<b>4,478.16</b>	<b>(1,555.66)</b>	<b>44,984.30</b>	<b>45,131.60</b>	<b>147.30</b>	<b>54,088.00</b>

### Grounds

5500 - Grounds Contract	7,862.90	9,166.67	1,303.77	86,491.90	91,666.70	5,174.80	110,000.00
5511 - Grounds - Maintenance	810.80	833.33	22.53	9,794.70	8,333.30	(1,461.40)	10,000.00
5513 - Grounds - Improvements	-	-	-	27,081.75	-	(27,081.75)	-
5519 - Pine Straw	-	-	-	31,102.06	30,000.00	(1,102.06)	30,000.00
5520 - Seasonal Flowers	-	1,250.00	1,250.00	5,836.89	12,500.00	6,663.11	15,000.00
5521 - Irrigation Repairs	4,887.00	2,083.33	(2,803.67)	33,192.00	20,833.30	(12,358.70)	25,000.00
5524 - Tree Work/Trim	520.00	1,250.00	730.00	520.00	12,500.00	11,980.00	15,000.00

# Olde Ivy at Vinings Neighborhood 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	
<b>Operating Expense</b>							
5550 - Landscape Improvements	325.00	2,916.67	2,591.67	37,176.00	29,166.70	(8,009.30)	35,000.00
5670 - Reserve Study	-	-	-	-	1,125.00	1,125.00	1,500.00
<b>Total Grounds</b>	<b>14,405.70</b>	<b>17,500.00</b>	<b>3,094.30</b>	<b>231,195.30</b>	<b>206,125.00</b>	<b>(25,070.30)</b>	<b>241,500.00</b>
<b>Rec Area Maintenance</b>							
6010 - Pool - Contract	-	525.00	525.00	4,873.80	5,250.00	376.20	6,300.00
6015 - Pool - Repairs and Maintenance	118.18	500.00	381.82	3,794.36	5,000.00	1,205.64	6,000.00
6017 - Pool - Licenses & Fees	-	-	-	381.15	315.00	(66.15)	315.00
6350 - Fitness Center	-	54.17	54.17	1,503.09	541.70	(961.39)	650.00
6426 - Clubhouse Maint & Repair	28.60	200.00	171.40	2,514.47	1,200.00	(1,314.47)	1,600.00
6450 - Clubhouse - Janitorial	-	300.00	300.00	7,542.13	3,000.00	(4,542.13)	3,600.00
<b>Total Rec Area Maintenance</b>	<b>146.78</b>	<b>1,579.17</b>	<b>1,432.39</b>	<b>20,609.00</b>	<b>15,306.70</b>	<b>(5,302.30)</b>	<b>18,465.00</b>
<b>Maintenance</b>							
6500 - Building Repair/Maintenance	-	166.67	166.67	582.38	1,666.70	1,084.32	2,000.00
6503 - Plumbing Repairs & Maintenance	-	125.00	125.00	2,316.25	1,250.00	(1,066.25)	1,500.00
6512 - Meter Fee Reimbursement Expense	-	-	-	5,497.98	-	(5,497.98)	-
6515 - Electrical Repairs	-	111.00	111.00	250.00	778.00	528.00	1,000.00
6530 - Water System Repairs	-	166.67	166.67	-	1,666.70	1,666.70	2,000.00
6565 - Meter Repair	-	833.33	833.33	1,886.39	8,333.30	6,446.91	10,000.00
6910 - Gate Maintenance/Repair	395.00	1,000.00	605.00	43,973.70	10,000.00	(33,973.70)	12,000.00
6920 - Fire Hydrants	-	266.67	266.67	-	2,666.70	2,666.70	3,200.00
<b>Total Maintenance</b>	<b>395.00</b>	<b>2,669.34</b>	<b>2,274.34</b>	<b>54,506.70</b>	<b>26,361.40</b>	<b>(28,145.30)</b>	<b>31,700.00</b>
<b>Utilities</b>							
7000 - Telephone	511.28	100.00	(411.28)	4,237.85	1,000.00	(3,237.85)	1,200.00
7018 - Cable TV	-	200.00	200.00	1,459.22	2,000.00	540.78	2,400.00
7020 - Electric	4,366.86	2,500.00	(1,866.86)	24,721.37	25,000.00	278.63	30,000.00
7025 - Gas	56.19	166.67	110.48	1,306.63	1,666.70	360.07	2,000.00
7030 - Water/Sewer	14,073.82	12,083.33	(1,990.49)	131,790.06	120,833.30	(10,956.76)	145,000.00
7032 - Water - Clubhouse	-	833.33	833.33	8,587.18	8,333.30	(253.88)	10,000.00
7035 - Water - Irrigation	5,569.11	2,500.00	(3,069.11)	21,085.41	25,000.00	3,914.59	30,000.00
7050 - Pest Control	-	41.67	41.67	651.00	416.70	(234.30)	500.00
7051 - Termite	135.00	93.75	(41.25)	135.00	937.50	802.50	1,125.00
7410 - Property Taxes	-	-	-	420.55	-	(420.55)	-
7411 - Income Tax	-	204.17	204.17	350.00	2,041.70	1,691.70	2,450.00
<b>Total Utilities</b>	<b>24,712.26</b>	<b>18,722.92</b>	<b>(5,989.34)</b>	<b>194,744.27</b>	<b>187,229.20</b>	<b>(7,515.07)</b>	<b>224,675.00</b>

# Olde Ivy at Vinings Neighborhood 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	
<b>Operating Expense</b>							
<b>Capital Improvements</b>							
8050 - CAP - Parking Lot Repair / Sealcoat	-	-	-	12,575.00	-	(12,575.00)	-
8525 - CAP - Landscape Improvements	-	-	-	5,000.00	-	(5,000.00)	-
8535 - CAP - Retaining Wall	-	-	-	257,301.00	-	(257,301.00)	-
<b>Total Capital Improvements</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>274,876.00</b>	<b>-</b>	<b>(274,876.00)</b>	<b>-</b>
<b>Misc</b>							
9140 - Transfer to Reserves	12,451.25	12,451.25	-	124,512.50	124,512.50	-	149,415.00
<b>Total Misc</b>	<b>12,451.25</b>	<b>12,451.25</b>	<b>-</b>	<b>124,512.50</b>	<b>124,512.50</b>	<b>-</b>	<b>149,415.00</b>
<b>Total Expense</b>	<b>58,144.81</b>	<b>57,400.84</b>	<b>(743.97)</b>	<b>945,428.07</b>	<b>604,666.40</b>	<b>(340,761.67)</b>	<b>719,843.00</b>
<b>Operating Net Total</b>	<b>22,811.71</b>	<b>5,086.08</b>	<b>17,725.63</b>	<b>(125,498.44)</b>	<b>(2,297.20)</b>	<b>(123,201.24)</b>	<b>-</b>
<b>Net Total</b>	<b>22,811.71</b>	<b>5,086.08</b>	<b>17,725.63</b>	<b>(125,498.44)</b>	<b>(2,297.20)</b>	<b>(123,201.24)</b>	<b>-</b>