

# The Manor at Olde Ivy Condominium Association, Inc.

## Balance Sheet For November 2019

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<b>Operating Accounts</b>		
Operating Account - PPB	\$18,936.35	
Operating - Vinings Bk	\$42,909.04	
<b>Total Operating Accounts</b>		<b>\$61,845.39</b>
<b>Reserve Accounts</b>		
MMA - PPB	\$10,375.51	
Reserve Vinings Bk	\$105,663.87	
<b>Total Reserve Accounts</b>		<b>\$116,039.38</b>
<b>Other Assets</b>		
Building Improvements	\$216,000.00	
Amortized Building Improvements	(\$207,983.08)	
<b>Total Other Assets</b>		<b>\$8,016.92</b>
	<b>Total Asset</b>	<b>\$185,901.69</b>

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<b>Liabilities</b>		
Insurance Recoveries	\$79,125.55	
Bank Loan - Vinings Bank	\$8,016.92	
Prepaid Assessments	\$25,103.22	
Transfer to Reserves	\$120,504.64	
Transfer to Reserves S/A	\$29,422.82	
Reserve Capital Contribution	\$12,940.30	
Exp Pd Fr Reserve	(\$196,260.28)	
<b>Total Liabilities</b>		<b>\$78,853.17</b>
<b>Equity</b>		
Cash Transfer Clearing Account	\$1,280.67	
Retained Earnings	\$150,846.83	
Net Income (Loss)	(\$45,078.98)	
<b>Total Equity</b>		<b>\$107,048.52</b>
	<b>Total Liability / Equity</b>	<b>\$185,901.69</b>

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# The Manor at Olde Ivy Condominium Association, Inc.

## Statement of Revenues and Expenses 11/1/2019 - 11/30/2019

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
4000 - Assessments	65,062.53	66,448.00	(1,385.47)	719,675.04	730,928.00	(11,252.96)	797,376.00
4020 - Initiation Fees	913.70	1,333.33	(419.63)	14,757.78	14,666.63	91.15	16,000.00
4025 - Special Assessment	200.00	2,450.00	(2,250.00)	29,623.52	26,950.00	2,673.52	29,400.00
4100 - Delinquent Fee	528.06	250.00	278.06	2,061.11	2,750.00	(688.89)	3,000.00
4110 - Interest Income	23.24	37.50	(14.26)	442.08	412.50	29.58	450.00
4315 - Water Reimbursement	-	-	-	75.25	-	75.25	-
4550 - Moving Fee	(1,000.00)	-	(1,000.00)	1,000.00	-	1,000.00	-
4700 - Miscellaneous Income	317.50	-	317.50	317.50	-	317.50	-
<b>Total Operating Income</b>	<b>66,045.03</b>	<b>70,518.83</b>	<b>(4,473.80)</b>	<b>767,952.28</b>	<b>775,707.13</b>	<b>(7,754.85)</b>	<b>846,226.00</b>
<b>Total Income</b>	<b>66,045.03</b>	<b>70,518.83</b>	<b>(4,473.80)</b>	<b>767,952.28</b>	<b>775,707.13</b>	<b>(7,754.85)</b>	<b>846,226.00</b>

## Operating Expense

### General Administrative

5020 - Administrative Services	223.77	500.00	276.23	8,358.25	5,500.00	(2,858.25)	6,000.00
5070 - Insurance	8,330.53	6,166.67	(2,163.86)	69,787.47	67,833.37	(1,954.10)	74,000.00
5410 - Accounting & Audit	-	-	-	315.00	315.00	-	315.00
5420 - Legal Expenses	2,024.73	333.33	(1,691.40)	5,968.23	3,666.63	(2,301.60)	4,000.00
5425 - Loan Repayment- Principal	4,220.04	4,019.17	(200.87)	45,499.10	44,210.87	(1,288.23)	48,230.00
5430 - Management Contract	2,611.00	3,642.00	1,031.00	38,000.00	40,062.00	2,062.00	43,704.00
5437 - Master Association Expense	16,905.00	16,905.00	-	185,955.00	185,955.00	-	202,860.00
5490 - Loan Interest Repayment	52.68	254.17	201.49	1,500.82	2,795.87	1,295.05	3,050.00
<b>Total General Administrative</b>	<b>34,367.75</b>	<b>31,820.34</b>	<b>(2,547.41)</b>	<b>355,383.87</b>	<b>350,338.74</b>	<b>(5,045.13)</b>	<b>382,159.00</b>

### Repairs & Maintenance

6000 - Roof Repairs	3,438.07	666.67	(2,771.40)	6,541.68	7,333.37	791.69	8,000.00
6180 - Janitorial	3,680.49	3,733.33	52.84	37,952.97	41,066.63	3,113.66	44,800.00
6330 - Elevator Contract	-	1,458.33	1,458.33	13,416.69	16,041.63	2,624.94	17,500.00
6335 - Elevator Repair/Maint	-	208.33	208.33	-	2,291.63	2,291.63	2,500.00
6415 - Electric Maintenance	440.00	300.00	(140.00)	788.40	3,300.00	2,511.60	3,600.00
6500 - Building Repair/Maintenance	14,237.81	4,166.67	(10,071.14)	54,422.34	45,833.37	(8,588.97)	50,000.00
6503 - Plumbing Repairs & Maintenance	-	233.33	233.33	4,413.26	2,566.63	(1,846.63)	2,800.00
6550 - HVAC Maintenance	1,497.36	646.67	(850.69)	9,982.48	7,113.37	(2,869.11)	7,760.00
6555 - Pest Control	2,655.00	250.00	(2,405.00)	3,974.00	2,750.00	(1,224.00)	3,000.00
6565 - Sprinkler System	-	750.00	750.00	6,770.00	8,250.00	1,480.00	9,000.00
6600 - Fire Alarm Repair/Maint	-	875.00	875.00	4,185.50	9,625.00	5,439.50	10,500.00
6605 - Fire Extinguisher	-	37.50	37.50	-	412.50	412.50	450.00
6610 - Fire Safety Inspection	24.81	83.33	58.52	24.81	916.63	891.82	1,000.00
6620 - Gate Maint/Repair	317.00	833.33	516.33	4,135.35	9,166.63	5,031.28	10,000.00

# The Manor at Olde Ivy Condominium Association, Inc.

## Statement of Revenues and Expenses 11/1/2019 - 11/30/2019

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Total Repairs &amp; Maintenance</b>	<b>26,290.54</b>	<b>14,242.49</b>	<b>(12,048.05)</b>	<b>146,607.48</b>	<b>156,667.39</b>	<b>10,059.91</b>	<b>170,910.00</b>
<b>Utilities</b>							
7000 - Telephone	2,515.20	550.00	(1,965.20)	12,782.54	6,050.00	(6,732.54)	6,600.00
7020 - Electric	7,323.18	5,125.00	(2,198.18)	50,624.76	56,375.00	5,750.24	61,500.00
7025 - Gas	280.49	916.67	636.18	7,383.24	10,083.37	2,700.13	11,000.00
7040 - Waste Removal / Sanitation	-	2,775.00	2,775.00	31,663.80	30,525.00	(1,138.80)	33,300.00
<b>Total Utilities</b>	<b>10,118.87</b>	<b>9,366.67</b>	<b>(752.20)</b>	<b>102,454.34</b>	<b>103,033.37</b>	<b>579.03</b>	<b>112,400.00</b>
<b>Capital Improvements</b>							
8016 - CAP - Building Maintenance	616.25	-	(616.25)	119,484.54	-	(119,484.54)	-
8017 - CAP - Bldg Sprinkler Repairs	-	-	-	43,310.00	-	(43,310.00)	-
8018 - CAP - HVAC	-	-	-	19,706.84	-	(19,706.84)	-
8019 - CAP - Interior Renovations	40,282.06	-	(40,282.06)	59,476.71	-	(59,476.71)	-
<b>Total Capital Improvements</b>	<b>40,898.31</b>	<b>-</b>	<b>(40,898.31)</b>	<b>241,978.09</b>	<b>-</b>	<b>(241,978.09)</b>	<b>-</b>
<b>Misc</b>							
9001 - Reserve -Special Assessments	-	-	-	29,422.82	-	(29,422.82)	-
9090 - Transfer to Reserves	-	15,063.08	15,063.08	120,504.64	165,693.88	45,189.24	180,757.00
9111 - Reserve Capital Transfer	-	-	-	12,940.30	-	(12,940.30)	-
9112 - Exp Pd Fr Reserve	-	-	-	(196,260.28)	-	196,260.28	-
<b>Total Misc</b>	<b>-</b>	<b>15,063.08</b>	<b>15,063.08</b>	<b>(33,392.52)</b>	<b>165,693.88</b>	<b>199,086.40</b>	<b>180,757.00</b>
<b>Total Expense</b>	<b>111,675.47</b>	<b>70,492.58</b>	<b>(41,182.89)</b>	<b>813,031.26</b>	<b>775,733.38</b>	<b>(37,297.88)</b>	<b>846,226.00</b>
<b>Operating Net Total</b>	<b>(45,630.44)</b>	<b>26.25</b>	<b>(45,656.69)</b>	<b>(45,078.98)</b>	<b>(26.25)</b>	<b>(45,052.73)</b>	<b>-</b>
<b>Net Total</b>	<b>(45,630.44)</b>	<b>26.25</b>	<b>(45,656.69)</b>	<b>(45,078.98)</b>	<b>(26.25)</b>	<b>(45,052.73)</b>	<b>-</b>