

# The Manor at Olde Ivy Condominium Association, Inc.

## Balance Sheet For August 2020

---

<b>Operating Accounts</b>		
Operating Account - PPB	\$211,720.88	
Operating - Vinings Bk	\$34,841.87	
<b>Total Operating Accounts</b>		<b>\$246,562.75</b>
<b>Reserve Accounts</b>		
MMA - PPB	\$10,388.03	
Reserve Vinings Bk	\$105,863.80	
<b>Total Reserve Accounts</b>		<b>\$116,251.83</b>
<b>Other Assets</b>		
Building Improvements	\$216,000.00	
Amortized Building Improvements	(\$216,000.00)	
<b>Total Other Assets</b>		<b>\$0.00</b>
	<b>Total Asset</b>	<b>\$362,814.58</b>

---

<b>Liabilities</b>		
Insurance Recoveries	\$79,125.55	
Bank Loan - Vinings Bank	\$0.60	
Prepaid Assessments	\$23,308.04	
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>\$69,041.67</b>
<b>Equity</b>		
Cash Transfer Clearing Account	\$0.07	
Retained Earnings	\$129,397.88	
Net Income (Loss)	\$164,374.96	
<b>Total Equity</b>		<b>\$293,772.91</b>
	<b>Total Liability / Equity</b>	<b>\$362,814.58</b>

---

# The Manor at Olde Ivy Condominium Association, Inc.

## Statement of Revenues and Expenses 8/1/2020 - 8/31/2020

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
4000 - Assessments	64,062.84	66,448.00	(2,385.16)	534,477.41	531,584.00	2,893.41	797,376.00
4020 - Initiation Fees	-	1,333.33	(1,333.33)	11,469.54	10,666.64	802.90	16,000.00
4025 - Special Assessment	104.49	2,450.00	(2,345.51)	29,128.87	19,600.00	9,528.87	29,400.00
4100 - Delinquent Fee	334.66	250.00	84.66	4,312.75	2,000.00	2,312.75	3,000.00
4110 - Interest Income	23.41	37.50	(14.09)	186.96	300.00	(113.04)	450.00
4120 - Penalties & Fines Income	200.00	-	200.00	200.00	-	200.00	-
4140 - NSF Fee Income	-	-	-	35.00	-	35.00	-
4150 - Legal Fees Recaptured	-	166.67	(166.67)	2,445.05	1,333.36	1,111.69	2,000.00
4200 - Rental Monitoring Fee Recaptured	(56.17)	-	(56.17)	1,908.67	-	1,908.67	-
4550 - Moving Fee	(500.00)	-	(500.00)	7,000.00	-	7,000.00	-
4700 - Miscellaneous Income	6,012.80	-	6,012.80	6,952.80	-	6,952.80	-
<b>Total Operating Income</b>	<b>70,182.03</b>	<b>70,685.50</b>	<b>(503.47)</b>	<b>598,117.05</b>	<b>565,484.00</b>	<b>32,633.05</b>	<b>848,226.00</b>
<b>Total Income</b>	<b>70,182.03</b>	<b>70,685.50</b>	<b>(503.47)</b>	<b>598,117.05</b>	<b>565,484.00</b>	<b>32,633.05</b>	<b>848,226.00</b>

## Operating Expense

<b>General Administrative</b>							
5020 - Administrative Services	13.04	500.00	486.96	958.06	4,000.00	3,041.94	6,000.00
5040 - Rental Monitoring Expense	-	-	-	2,688.00	-	(2,688.00)	-
5070 - Insurance	-	6,250.00	6,250.00	37,741.33	50,000.00	12,258.67	75,000.00
5410 - Accounting & Audit	-	-	-	-	315.00	315.00	315.00
5420 - Legal Expenses	1,182.29	291.67	(890.62)	7,375.29	2,333.36	(5,041.93)	3,500.00
5422 - Delinquency Reporting Fee	-	-	-	(105.00)	-	105.00	-
5425 - Loan Repayment- Principal	-	-	-	3,777.60	4,273.00	495.40	4,273.00
5430 - Management Contract	2,611.00	2,611.00	-	20,888.00	20,888.00	-	31,332.00
5437 - Master Association Expense	19,845.00	19,845.00	-	158,760.00	158,760.00	-	238,140.00
5490 - Loan Interest Repayment	-	-	-	16.85	-	(16.85)	-
<b>Total General Administrative</b>	<b>23,651.33</b>	<b>29,497.67</b>	<b>5,846.34</b>	<b>232,100.13</b>	<b>240,569.36</b>	<b>8,469.23</b>	<b>358,560.00</b>

## Repairs & Maintenance

6000 - Roof Repairs	4,977.00	250.00	(4,727.00)	6,502.00	2,000.00	(4,502.00)	3,000.00
6180 - Janitorial	3,278.00	3,733.33	455.33	28,021.92	29,866.64	1,844.72	44,800.00
6330 - Elevator Contract	-	1,458.33	1,458.33	18,329.08	11,666.64	(6,662.44)	17,500.00
6335 - Elevator Repair/Maint	-	208.33	208.33	-	1,666.64	1,666.64	2,500.00
6415 - Electric Maintenance	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
6500 - Building Repair/Maintenance	3,188.75	3,333.33	144.58	32,998.57	26,666.64	(6,331.93)	40,000.00
6503 - Plumbing Repairs & Maintenance	1,505.00	500.00	(1,005.00)	4,977.21	4,000.00	(977.21)	6,000.00
6550 - HVAC Maintenance	-	646.67	646.67	2,851.61	5,173.36	2,321.75	7,760.00

# The Manor at Olde Ivy Condominium Association, Inc.

## Statement of Revenues and Expenses 8/1/2020 - 8/31/2020

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
6555 - Pest Control	436.00	166.67	(269.33)	1,730.00	1,333.36	(396.64)	2,000.00
6565 - Sprinkler System	-	1,083.33	1,083.33	25,465.00	8,666.64	(16,798.36)	13,000.00
6600 - Fire Alarm Repair/Maint	-	1,708.33	1,708.33	(1,043.05)	13,666.64	14,709.69	20,500.00
6605 - Fire Extinguisher	-	37.50	37.50	-	300.00	300.00	450.00
6610 - Fire Safety Inspection	-	83.33	83.33	-	666.64	666.64	1,000.00
6620 - Gate Maint/Repair	2,723.02	833.33	(1,889.69)	4,939.06	6,666.64	1,727.58	10,000.00
<b>Total Repairs &amp; Maintenance</b>	<b>16,107.77</b>	<b>14,209.15</b>	<b>(1,898.62)</b>	<b>124,771.40</b>	<b>113,673.20</b>	<b>(11,098.20)</b>	<b>170,510.00</b>
<b>Utilities</b>							
7000 - Telephone	53.19	1,125.00	1,071.81	10,998.40	9,000.00	(1,998.40)	13,500.00
7020 - Electric	-	4,083.33	4,083.33	19,227.76	32,666.64	13,438.88	49,000.00
7025 - Gas	491.82	916.67	424.85	6,141.71	7,333.36	1,191.65	11,000.00
7040 - Waste Removal / Sanitation	-	2,916.67	2,916.67	25,952.85	23,333.36	(2,619.49)	35,000.00
<b>Total Utilities</b>	<b>545.01</b>	<b>9,041.67</b>	<b>8,496.66</b>	<b>62,320.72</b>	<b>72,333.36</b>	<b>10,012.64</b>	<b>108,500.00</b>
<b>Capital Improvements</b>							
8016 - CAP - Building Maintenance	12,084.84	-	(12,084.84)	14,549.84	-	(14,549.84)	-
<b>Total Capital Improvements</b>	<b>12,084.84</b>	<b>-</b>	<b>(12,084.84)</b>	<b>14,549.84</b>	<b>-</b>	<b>(14,549.84)</b>	<b>-</b>
<b>Misc</b>							
9090 - Transfer to Reserves	-	17,554.67	17,554.67	-	140,437.36	140,437.36	210,656.00
<b>Total Misc</b>	<b>-</b>	<b>17,554.67</b>	<b>17,554.67</b>	<b>-</b>	<b>140,437.36</b>	<b>140,437.36</b>	<b>210,656.00</b>
<b>Total Expense</b>	<b>52,388.95</b>	<b>70,303.16</b>	<b>17,914.21</b>	<b>433,742.09</b>	<b>567,013.28</b>	<b>133,271.19</b>	<b>848,226.00</b>
<b>Operating Net Total</b>	<b>17,793.08</b>	<b>382.34</b>	<b>17,410.74</b>	<b>164,374.96</b>	<b>(1,529.28)</b>	<b>165,904.24</b>	<b>-</b>
<b>Net Total</b>	<b>17,793.08</b>	<b>382.34</b>	<b>17,410.74</b>	<b>164,374.96</b>	<b>(1,529.28)</b>	<b>165,904.24</b>	<b>-</b>