

Olde Ivy at Vinings Townhome Association, Inc.

Balance Sheet For 5/31/2022

Cash

Operating Cash Account (AAB)	\$148,396.08
TH Money Market (AAB)	\$148,068.08
Courtyard Reserves (AAB)	\$56,617.91
MMA Regions Bank - TH (board controlled)	\$580,185.13
MMA Regions Bank - CY (board controlled)	\$128,346.95

Total Cash

	<u>\$1,061,614.15</u>
Total Assets	<u>\$1,061,614.15</u>

Liabilities

Pre-Paid Assessments	\$36,881.16
Leasing Fees Due to RMS	<u>(\$996.00)</u>

Total Liabilities

\$35,885.16

Liabilities and Equity

Prior Years Income (Loss)	\$966,221.79
Net Income	<u>\$59,507.20</u>

Total Liabilities and Equity

	<u>\$1,025,728.99</u>
Total Liabilities / Equity	<u>\$1,061,614.15</u>

Olde Ivy at Vinings Townhome Association, Inc.

Statement of Revenues and Expenses 5/1/2022 - 5/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
301 - Master/Neighborhood Association Expense	20,547.05	20,400.00	147.05	107,258.34	102,000.00	5,258.34	244,800.00
302 - Shared Expenses	12,211.26	13,680.00	(1,468.74)	63,739.26	68,400.00	(4,660.74)	164,160.00
305 - Special Assessments	-	-	-	-	-	-	24,000.00
306 - Townhome Repair & Maintenance Expense	1,335.00	1,440.00	(105.00)	6,720.00	7,200.00	(480.00)	17,280.00
307 - Townhome Reserve Contribution	9,595.00	9,696.00	(101.00)	48,278.00	48,480.00	(202.00)	116,352.00
308 - Courtyard Repair & Maintenance Expense	966.00	1,008.00	(42.00)	4,872.00	5,040.00	(168.00)	12,096.00
309 - Courtyard Reserve Contribution	4,056.00	4,056.00	-	19,872.06	20,280.00	(407.94)	48,672.00
315 - Fines	-	-	-	603.17	-	603.17	-
320 - Late Fee Income	78.00	208.33	(130.33)	933.50	1,041.65	(108.15)	2,500.00
325 - Interest Income	6.07	41.67	(35.60)	85.71	208.35	(122.64)	500.00
330 - Attorney Fee Charges to Members	200.00	-	200.00	1,093.61	-	1,093.61	-
336 - Returned Check Charge	(70.00)	-	(70.00)	(90.00)	-	(90.00)	-
338 - Capital Contribution	-	500.00	(500.00)	3,990.00	2,500.00	1,490.00	6,000.00
356 - Pool Key/Card	100.00	-	100.00	290.00	-	290.00	-
362 - Bank Interest	26.80	-	26.80	149.75	-	149.75	-
Total Income	49,051.18	51,030.00	(1,978.82)	257,795.40	255,150.00	2,645.40	636,360.00
Total Income	49,051.18	51,030.00	(1,978.82)	257,795.40	255,150.00	2,645.40	636,360.00

Operating Expense

Shared Expenses

430 - Waste Removal	-	2,154.00	2,154.00	14,844.21	10,770.00	(4,074.21)	25,848.00
440 - Administrative Services	466.13	141.67	(324.46)	2,210.22	708.35	(1,501.87)	1,700.00
450 - Management Contract	3,069.17	2,379.50	(689.67)	15,345.85	11,897.50	(3,448.35)	28,554.00
460 - Insurance	7,139.00	7,138.42	(.58)	50,991.75	35,692.10	(15,299.65)	85,661.00
470 - Legal Expenses	105.00	750.00	645.00	3,423.11	3,750.00	326.89	9,000.00
480 - Master Association Expense	20,400.00	20,400.00	-	102,000.00	102,000.00	-	244,800.00
490 - Master Association Expense - Retaining Wall	-	-	-	-	-	-	24,000.00
500 - Reserve Study	-	50.00	50.00	-	250.00	250.00	600.00
510 - Income Tax	-	33.00	33.00	-	165.00	165.00	396.00
520 - Property Taxes	-	37.50	37.50	-	187.50	187.50	450.00
530 - Termite Bond	-	527.00	527.00	-	2,635.00	2,635.00	6,324.00
540 - Pest Control	225.00	583.33	358.33	2,560.00	2,916.65	356.65	7,000.00
Total Shared Expenses	31,404.30	34,194.42	2,790.12	191,375.14	170,972.10	(20,403.04)	434,333.00

TH Repairs & Maintenance

700 - TH Exterior Repairs	-	166.67	166.67	1,007.50	833.35	(174.15)	2,000.00
705 - TH Plumbing Repairs	437.86	291.67	(146.19)	1,113.36	1,458.35	344.99	3,500.00
710 - TH Gutter Cleaning/Repairs	-	375.00	375.00	2,280.00	1,875.00	(405.00)	4,500.00
715 - TH Roof Repairs	-	166.67	166.67	-	833.35	833.35	2,000.00

Olde Ivy at Vinings Townhome Association, Inc.

Statement of Revenues and Expenses 5/1/2022 - 5/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
720 - TH Building Repair/Maint.	1,456.10	333.33	(1,122.77)	1,498.60	1,666.65	168.05	4,000.00
725 - TH General Maint.	230.40	83.33	(147.07)	1,013.60	416.65	(596.95)	1,000.00
Total TH Repairs & Maintenance	2,124.36	1,416.67	(707.69)	6,913.06	7,083.35	170.29	17,000.00
CY Repairs & Maintenance							
750 - CY Exterior Repairs	-	166.67	166.67	-	833.35	833.35	2,000.00
755 - CY Plumbing Repairs	-	166.67	166.67	-	833.35	833.35	2,000.00
760 - CY Gutter Cleaning/Repair	-	250.00	250.00	-	1,250.00	1,250.00	3,000.00
765 - CY Roof Repairs	-	83.33	83.33	-	416.65	416.65	1,000.00
770 - CY Building Repair/Maint.	-	250.00	250.00	-	1,250.00	1,250.00	3,000.00
775 - CY General Maint.	-	83.33	83.33	-	416.65	416.65	1,000.00
Total CY Repairs & Maintenance	-	1,000.00	1,000.00	-	5,000.00	5,000.00	12,000.00
Reserve Contribution							
800 - Townhome Reserve Contribution	9,696.00	9,696.00	-	48,480.00	48,480.00	-	116,352.00
805 - Courtyard Reserve Contribution	4,056.00	4,056.00	-	20,280.00	20,280.00	-	48,672.00
Total Reserve Contribution	13,752.00	13,752.00	-	68,760.00	68,760.00	-	165,024.00
Total Expense	47,280.66	50,363.09	3,082.43	267,048.20	251,815.45	(15,232.75)	628,357.00
Operating Net Total	1,770.52	666.91	1,103.61	(9,252.80)	3,334.55	(12,587.35)	8,003.00

Olde Ivy at Vinings Townhome Association, Inc.

Statement of Revenues and Expenses 5/1/2022 - 5/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
390 - Townhome Transfer from Operating	9,696.00	9,696.00	-	48,480.00	48,480.00	-	116,352.00
395 - Courtyard Transfer from Operating	4,056.00	4,056.00	-	20,280.00	20,280.00	-	48,672.00
Total Income	13,752.00	13,752.00	-	68,760.00	68,760.00	-	165,024.00
Total Income	13,752.00	13,752.00	-	68,760.00	68,760.00	-	165,024.00
Reserve Net Total	13,752.00	13,752.00	-	68,760.00	68,760.00	-	165,024.00
Net Total	15,522.52	14,418.91	1,103.61	59,507.20	72,094.55	(12,587.35)	173,027.00

Olde Ivy at Vinings Townhome Association, Inc.

Summary Statement of Revenues and Expenses For 5/31/2022

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Income													
301 - Master/Neighborhood Association Expense	22,923	21,882	21,089	20,817	20,547	-	-	-	-	-	-	-	107,258
302 - Shared Expenses	12,654	12,768	13,110	12,996	12,211	-	-	-	-	-	-	-	63,739
306 - Townhome Repair & Maintenance Expense	1,335	1,320	1,380	1,350	1,335	-	-	-	-	-	-	-	6,720
307 - Townhome Reserve Contribution	9,595	9,494	9,898	9,696	9,595	-	-	-	-	-	-	-	48,278
308 - Courtyard Repair & Maintenance Expense	924	1,008	966	1,008	966	-	-	-	-	-	-	-	4,872
309 - Courtyard Reserve Contribution	3,718	4,056	3,986	4,056	4,056	-	-	-	-	-	-	-	19,872
310 - Unit Maintenance Charges	-	-	2	(2)	-	-	-	-	-	-	-	-	0
315 - Fines	-	575	(75)	103	-	-	-	-	-	-	-	-	603
320 - Late Fee Income	76	459	187	134	78	-	-	-	-	-	-	-	934
325 - Interest Income	(27)	42	48	17	6	-	-	-	-	-	-	-	86
330 - Attorney Fee Charges to Members	-	894	400	(400)	200	-	-	-	-	-	-	-	1,094
336 - Returned Check Charge	(20)	20	140	(160)	(70)	-	-	-	-	-	-	-	-90
338 - Capital Contribution	-	1,590	-	2,400	-	-	-	-	-	-	-	-	3,990
356 - Pool Key/Card	-	50	70	70	100	-	-	-	-	-	-	-	290
362 - Bank Interest	33	30	35	24	27	-	-	-	-	-	-	-	150
Total Income	51,212	54,187	51,236	52,109	49,051	-	-	-	-	-	-	-	257,795
Total Income	51,212	54,187	51,236	52,109	49,051	-	-	-	-	-	-	-	257,795

Operating Expense

Shared Expenses													
430 - Waste Removal	-	6,865	-	7,979	-	-	-	-	-	-	-	-	14,844
440 - Administrative Services	673	576	274	222	466	-	-	-	-	-	-	-	2,210
450 - Management Contract	3,069	3,069	3,069	3,069	3,069	-	-	-	-	-	-	-	15,346
460 - Insurance	13,778	15,805	7,131	7,139	7,139	-	-	-	-	-	-	-	50,992
470 - Legal Expenses	-	1,444	52	1,822	105	-	-	-	-	-	-	-	3,423
480 - Master Association Expense	20,400	20,400	20,400	20,400	20,400	-	-	-	-	-	-	-	102,000

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Summary Statement of Revenues and Expenses For 5/31/2022

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
540 - Pest Control	-	1,715	-	620	225	-	-	-	-	-	-	-	2,560
Total Shared Expenses	37,920	49,874	30,925	41,252	31,404	-	-	-	-	-	-	-	191,375
TH Repairs & Maintenance													
700 - TH Exterior Repairs	-	1,008	-	-	-	-	-	-	-	-	-	-	1,008
705 - TH Plumbing Repairs	225	-	451	-	438	-	-	-	-	-	-	-	1,113
710 - TH Gutter Cleaning/Repairs	-	-	2,280	-	-	-	-	-	-	-	-	-	2,280
720 - TH Building Repair/Maint.	-	43	-	-	1,456	-	-	-	-	-	-	-	1,499
725 - TH General Maint.	-	93	690	-	230	-	-	-	-	-	-	-	1,014
Total TH Repairs & Maintenance	225	1,143	3,421	-	2,124	-	-	-	-	-	-	-	6,913
Reserve Contribution													
800 - Townhome Reserve Contribution	9,696	9,696	9,696	9,696	9,696	-	-	-	-	-	-	-	48,480
805 - Courtyard Reserve Contribution	4,056	4,056	4,056	4,056	4,056	-	-	-	-	-	-	-	20,280
Total Reserve Contribution	13,752	13,752	13,752	13,752	13,752	-	-	-	-	-	-	-	68,760
Total Expense	51,897	64,769	48,098	55,004	47,281	-	-	-	-	-	-	-	267,048
Operating Net Total	(\$685)	(\$10,581)	\$3,138	(\$2,895)	\$1,771	-	-	-	-	-	-	-	(\$9,253)

Olde Ivy at Vinings Townhome Association, Inc.

Summary Statement of Revenues and Expenses For 5/31/2022

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Income													
Income													
390 - Townhome Transfer from Operating	9,696	9,696	9,696	9,696	9,696	-	-	-	-	-	-	-	48,480
395 - Courtyard Transfer from Operating	4,056	4,056	4,056	4,056	4,056	-	-	-	-	-	-	-	20,280
Total Income	13,752	13,752	13,752	13,752	13,752	-	-	-	-	-	-	-	68,760
Total Income	13,752	13,752	13,752	13,752	13,752	-	-	-	-	-	-	-	68,760
Reserve Net Total	\$13,752	\$13,752	\$13,752	\$13,752	\$13,752	-	-	-	-	-	-	-	\$68,760
Net Total	\$13,067	\$3,171	\$16,890	\$10,857	\$15,523	-	-	-	-	-	-	-	\$59,507