

Olde Ivy at Vinings Townhome Association, Inc.

Balance Sheet For 6/30/2022

Cash

Operating Cash Account (AAB)	\$129,379.49
TH Money Market (AAB)	\$738,047.56
Courtyard Reserves (AAB)	\$189,036.94

Total Cash

	<u>\$1,056,463.99</u>
Total Assets	<u><u>\$1,056,463.99</u></u>

Liabilities

Pre-Paid Assessments	\$18,626.52
Collection Administration	\$200.00
Leasing Fees Due to RMS	(\$996.00)

Total Liabilities\$17,830.52**Liabilities and Equity**

Prior Years Income (Loss)	\$966,221.79
Net Income	\$72,411.68

Total Liabilities and Equity

	<u>\$1,038,633.47</u>
Total Liabilities / Equity	<u><u>\$1,056,463.99</u></u>

Olde Ivy at Vinings Townhome Association, Inc.

Statement of Revenues and Expenses 6/1/2022 - 6/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
301 - Master/Neighborhood Association Expense	19,454.66	20,400.00	(945.34)	126,713.00	122,400.00	4,313.00	244,800.00
302 - Shared Expenses	16,550.68	13,680.00	2,870.68	80,289.94	82,080.00	(1,790.06)	164,160.00
305 - Special Assessments	22,000.00	24,000.00	(2,000.00)	22,000.00	24,000.00	(2,000.00)	24,000.00
306 - Townhome Repair & Maintenance Expense	1,560.00	1,440.00	120.00	8,280.00	8,640.00	(360.00)	17,280.00
307 - Townhome Reserve Contribution	6,944.32	9,696.00	(2,751.68)	55,222.32	58,176.00	(2,953.68)	116,352.00
308 - Courtyard Repair & Maintenance Expense	1,083.57	1,008.00	75.57	5,955.57	6,048.00	(92.43)	12,096.00
309 - Courtyard Reserve Contribution	4,248.60	4,056.00	192.60	24,120.66	24,336.00	(215.34)	48,672.00
310 - Unit Maintenance Charges	2.00	-	2.00	2.00	-	2.00	-
315 - Fines	950.00	-	950.00	1,553.17	-	1,553.17	-
320 - Late Fee Income	694.00	208.33	485.67	1,627.50	1,249.98	377.52	2,500.00
325 - Interest Income	18.38	41.67	(23.29)	104.09	250.02	(145.93)	500.00
330 - Attorney Fee Charges to Members	9,974.16	-	9,974.16	11,067.77	-	11,067.77	-
336 - Returned Check Charge	280.00	-	280.00	190.00	-	190.00	-
338 - Capital Contribution	-	500.00	(500.00)	3,990.00	3,000.00	990.00	6,000.00
345 - Water/Sewer Income	163.80	-	163.80	163.80	-	163.80	-
356 - Pool Key/Card	-	-	-	290.00	-	290.00	-
362 - Bank Interest	26.73	-	26.73	176.48	-	176.48	-
Total Income	83,950.90	75,030.00	8,920.90	341,746.30	330,180.00	11,566.30	636,360.00
Total Income	83,950.90	75,030.00	8,920.90	341,746.30	330,180.00	11,566.30	636,360.00

Operating Expense

Shared Expenses

430 - Waste Removal	-	2,154.00	2,154.00	14,844.21	12,924.00	(1,920.21)	25,848.00
440 - Administrative Services	1,729.65	141.67	(1,587.98)	3,939.87	850.02	(3,089.85)	1,700.00
450 - Management Contract	3,069.17	2,379.50	(689.67)	18,415.02	14,277.00	(4,138.02)	28,554.00
460 - Insurance	7,139.00	7,138.42	(.58)	58,130.75	42,830.52	(15,300.23)	85,661.00
470 - Legal Expenses	1,688.72	750.00	(938.72)	5,111.83	4,500.00	(611.83)	9,000.00
480 - Master Association Expense	20,400.00	20,400.00	-	122,400.00	122,400.00	-	244,800.00
490 - Master Association Expense - Retaining Wall	24,000.00	24,000.00	-	24,000.00	24,000.00	-	24,000.00
500 - Reserve Study	-	50.00	50.00	-	300.00	300.00	600.00
510 - Income Tax	-	33.00	33.00	-	198.00	198.00	396.00
520 - Property Taxes	-	37.50	37.50	-	225.00	225.00	450.00
530 - Termite Bond	-	527.00	527.00	-	3,162.00	3,162.00	6,324.00
540 - Pest Control	785.00	583.33	(201.67)	3,345.00	3,499.98	154.98	7,000.00
Total Shared Expenses	58,811.54	58,194.42	(617.12)	250,186.68	229,166.52	(21,020.16)	434,333.00

TH Repairs & Maintenance

700 - TH Exterior Repairs	1,830.00	166.67	(1,663.33)	2,837.50	1,000.02	(1,837.48)	2,000.00
705 - TH Plumbing Repairs	-	291.67	291.67	1,113.36	1,750.02	636.66	3,500.00

Olde Ivy at Vinings Townhome Association, Inc.

Statement of Revenues and Expenses 6/1/2022 - 6/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
710 - TH Gutter Cleaning/Repairs	-	375.00	375.00	2,280.00	2,250.00	(30.00)	4,500.00
715 - TH Roof Repairs	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
720 - TH Building Repair/Maint.	-	333.33	333.33	1,498.60	1,999.98	501.38	4,000.00
725 - TH General Maint.	10,496.01	83.33	(10,412.68)	11,509.61	499.98	(11,009.63)	1,000.00
Total TH Repairs & Maintenance	12,326.01	1,416.67	(10,909.34)	19,239.07	8,500.02	(10,739.05)	17,000.00
CY Repairs & Maintenance							
750 - CY Exterior Repairs	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
755 - CY Plumbing Repairs	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
760 - CY Gutter Cleaning/Repair	-	250.00	250.00	-	1,500.00	1,500.00	3,000.00
765 - CY Roof Repairs	-	83.33	83.33	-	499.98	499.98	1,000.00
770 - CY Building Repair/Maint.	-	250.00	250.00	-	1,500.00	1,500.00	3,000.00
775 - CY General Maint.	-	83.33	83.33	-	499.98	499.98	1,000.00
Total CY Repairs & Maintenance	-	1,000.00	1,000.00	-	6,000.00	6,000.00	12,000.00
Reserve Contribution							
800 - Townhome Reserve Contribution	9,696.00	9,696.00	-	58,176.00	58,176.00	-	116,352.00
805 - Courtyard Reserve Contribution	4,056.00	4,056.00	-	24,336.00	24,336.00	-	48,672.00
Total Reserve Contribution	13,752.00	13,752.00	-	82,512.00	82,512.00	-	165,024.00
Total Expense	84,889.55	74,363.09	(10,526.46)	351,937.75	326,178.54	(25,759.21)	628,357.00
Operating Net Total	(938.65)	666.91	(1,605.56)	(10,191.45)	4,001.46	(14,192.91)	8,003.00

Olde Ivy at Vinings Townhome Association, Inc.

Statement of Revenues and Expenses 6/1/2022 - 6/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
362 - Bank Interest	91.13	-	91.13	91.13	-	91.13	-
390 - Townhome Transfer from Operating	9,696.00	9,696.00	-	58,176.00	58,176.00	-	116,352.00
395 - Courtyard Transfer from Operating	4,056.00	4,056.00	-	24,336.00	24,336.00	-	48,672.00
Total Income	13,843.13	13,752.00	91.13	82,603.13	82,512.00	91.13	165,024.00
Total Income	13,843.13	13,752.00	91.13	82,603.13	82,512.00	91.13	165,024.00
Reserve Net Total	13,843.13	13,752.00	91.13	82,603.13	82,512.00	91.13	165,024.00
Net Total	12,904.48	14,418.91	(1,514.43)	72,411.68	86,513.46	(14,101.78)	173,027.00

Olde Ivy at Vinings Townhome Association, Inc.

Summary Statement of Revenues and Expenses For 6/30/2022

	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	19,455	-	-	-	-	-	-	126,713
302 - Shared Expenses	12,654	12,768	13,110	12,996	12,211	16,551	-	-	-	-	-	-	80,290
305 - Special Assessments	-	-	-	-	-	22,000	-	-	-	-	-	-	22,000
306 - Townhome Repair & Maintenance Expense	1,335	1,320	1,380	1,350	1,335	1,560	-	-	-	-	-	-	8,280
307 - Townhome Reserve Contribution	9,595	9,494	9,898	9,696	9,595	6,944	-	-	-	-	-	-	55,222
308 - Courtyard Repair & Maintenance Expense	924	1,008	966	1,008	966	1,084	-	-	-	-	-	-	5,956
309 - Courtyard Reserve Contribution	3,718	4,056	3,986	4,056	4,056	4,249	-	-	-	-	-	-	24,121
310 - Unit Maintenance Charges	-	-	2	(2)	-	2	-	-	-	-	-	-	2
315 - Fines	-	575	(75)	103	-	950	-	-	-	-	-	-	1,553
320 - Late Fee Income	76	459	187	134	78	694	-	-	-	-	-	-	1,628
325 - Interest Income	(27)	42	48	17	6	18	-	-	-	-	-	-	104
330 - Attorney Fee Charges to Members	-	894	400	(400)	200	9,974	-	-	-	-	-	-	11,068
336 - Returned Check Charge	(20)	20	140	(160)	(70)	280	-	-	-	-	-	-	190
338 - Capital Contribution	-	1,590	-	2,400	-	-	-	-	-	-	-	-	3,990
345 - Water/Sewer Income	-	-	-	-	-	164	-	-	-	-	-	-	164
356 - Pool Key/Card	-	50	70	70	100	-	-	-	-	-	-	-	290
362 - Bank Interest	33	30	35	24	27	27	-	-	-	-	-	-	176
Total Income	51,212	54,187	51,236	52,109	49,051	83,951	-	-	-	-	-	-	341,746
Total Income	51,212	54,187	51,236	52,109	49,051	83,951	-	-	-	-	-	-	341,746

Operating Expense

Shared Expenses													
430 - Waste Removal	-	6,865	-	7,979	-	-	-	-	-	-	-	-	14,844
440 - Administrative Services	673	576	274	222	466	1,730	-	-	-	-	-	-	3,940
450 - Management Contract	3,069	3,069	3,069	3,069	3,069	3,069	-	-	-	-	-	-	18,415
460 - Insurance	13,778	15,805	7,131	7,139	7,139	7,139	-	-	-	-	-	-	58,131

Olde Ivy at Vinings Townhome Association, Inc.

Summary Statement of Revenues and Expenses For 6/30/2022

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
470 - Legal Expenses	-	1,444	52	1,822	105	1,689	-	-	-	-	-	-	5,112
480 - Master Association Expense	20,400	20,400	20,400	20,400	20,400	20,400	-	-	-	-	-	-	122,400
490 - Master Association Expense - Retaining Wall	-	-	-	-	-	24,000	-	-	-	-	-	-	24,000
540 - Pest Control	-	1,715	-	620	225	785	-	-	-	-	-	-	3,345
Total Shared Expenses	37,920	49,874	30,925	41,252	31,404	58,812	-	-	-	-	-	-	250,187
TH Repairs & Maintenance													
700 - TH Exterior Repairs	-	1,008	-	-	-	1,830	-	-	-	-	-	-	2,838
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	10,496	-	-	-	-	-	-	11,510
Total TH Repairs & Maintenance	225	1,143	3,421	-	2,124	12,326	-	-	-	-	-	-	19,239
Reserve Contribution													
800 - Townhome Reserve Contribution	9,696	9,696	9,696	9,696	9,696	9,696	-	-	-	-	-	-	58,176
805 - Courtyard Reserve Contribution	4,056	4,056	4,056	4,056	4,056	4,056	-	-	-	-	-	-	24,336
Total Reserve Contribution	13,752	13,752	13,752	13,752	13,752	13,752	-	-	-	-	-	-	82,512
Total Expense	51,897	64,769	48,098	55,004	47,281	84,890	-	-	-	-	-	-	351,938
Operating Net Total	(\$685)	(\$10,581)	\$3,138	(\$2,895)	\$1,771	(\$939)	-	-	-	-	-	-	(\$10,191)

Olde Ivy at Vinings Townhome Association, Inc.

Summary Statement of Revenues and Expenses For 6/30/2022

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Income													
Income													
362 - Bank Interest	-	-	-	-	-	91	-	-	-	-	-	-	91
390 - Townhome Transfer from Operating	9,696	9,696	9,696	9,696	9,696	9,696	-	-	-	-	-	-	58,176
395 - Courtyard Transfer from Operating	4,056	4,056	4,056	4,056	4,056	4,056	-	-	-	-	-	-	24,336
Total Income	13,752	13,752	13,752	13,752	13,752	13,843	-	-	-	-	-	-	82,603
Total Income	13,752	13,752	13,752	13,752	13,752	13,843	-	-	-	-	-	-	82,603
Reserve Net Total	\$13,752	\$13,752	\$13,752	\$13,752	\$13,752	\$13,843	-	-	-	-	-	-	\$82,603
Net Total	\$13,067	\$3,171	\$16,890	\$10,857	\$15,523	\$12,904	-	-	-	-	-	-	\$72,412