

Olde Ivy at Vinings Townhome Association, Inc.

Balance Sheet For 7/31/2022

Cash		
Operating Cash Account (AAB)	\$132,748.62	
TH Money Market (AAB)	\$747,900.66	
Courtyard Reserves (AAB)	\$193,125.05	
Total Cash		\$1,073,774.33
	Total Assets	\$1,073,774.33

Liabilities		
Pre-Paid Assessments	\$18,647.34	
Total Liabilities		\$18,647.34
Equity		
Prior Years Income (Loss)	\$965,225.79	
Net Income	\$89,901.20	
Total Equity		\$1,055,126.99
	Total Liabilities / Equity	\$1,073,774.33

Olde Ivy at Vinings Townhome Association, Inc.

Statement of Revenues and Expenses 7/1/2022 - 7/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
301 - Master/Neighborhood Association Expense	21,548.00	20,400.00	1,148.00	148,261.00	142,800.00	5,461.00	244,800.00
302 - Shared Expenses	14,163.56	13,680.00	483.56	94,453.50	95,760.00	(1,306.50)	164,160.00
305 - Special Assessments	1,000.00	-	1,000.00	23,000.00	24,000.00	(1,000.00)	24,000.00
306 - Townhome Repair & Maintenance Expense	1,590.00	1,440.00	150.00	9,870.00	10,080.00	(210.00)	17,280.00
307 - Townhome Reserve Contribution	10,833.11	9,696.00	1,137.11	66,055.43	67,872.00	(1,816.57)	116,352.00
308 - Courtyard Repair & Maintenance Expense	974.43	1,008.00	(33.57)	6,930.00	7,056.00	(126.00)	12,096.00
309 - Courtyard Reserve Contribution	3,887.00	4,056.00	(169.00)	28,007.66	28,392.00	(384.34)	48,672.00
310 - Unit Maintenance Charges	-	-	-	2.00	-	2.00	-
315 - Fines	-	-	-	1,553.17	-	1,553.17	-
320 - Late Fee Income	100.80	208.33	(107.53)	1,728.30	1,458.31	269.99	2,500.00
325 - Interest Income	97.18	41.67	55.51	201.27	291.69	(90.42)	500.00
330 - Attorney Fee Charges to Members	2,005.89	-	2,005.89	13,073.66	-	13,073.66	-
336 - Returned Check Charge	-	-	-	190.00	-	190.00	-
338 - Capital Contribution	1,600.00	500.00	1,100.00	5,590.00	3,500.00	2,090.00	6,000.00
345 - Water/Sewer Income	-	-	-	163.80	-	163.80	-
356 - Pool Key/Card	-	-	-	290.00	-	290.00	-
362 - Bank Interest	3.25	-	3.25	179.73	-	179.73	-
Total Income	57,803.22	51,030.00	6,773.22	399,549.52	381,210.00	18,339.52	636,360.00
Total Income	57,803.22	51,030.00	6,773.22	399,549.52	381,210.00	18,339.52	636,360.00

Operating Expense

Shared Expenses

430 - Waste Removal	-	2,154.00	2,154.00	14,844.21	15,078.00	233.79	25,848.00
440 - Administrative Services	116.11	141.67	25.56	4,055.98	991.69	(3,064.29)	1,700.00
450 - Management Contract	3,069.17	2,379.50	(689.67)	21,484.19	16,656.50	(4,827.69)	28,554.00
460 - Insurance	7,139.00	7,138.42	(.58)	65,269.75	49,968.94	(15,300.81)	85,661.00
470 - Legal Expenses	2,559.93	750.00	(1,809.93)	7,671.76	5,250.00	(2,421.76)	9,000.00
480 - Master Association Expense	20,400.00	20,400.00	-	142,800.00	142,800.00	-	244,800.00
490 - Master Association Expense - Retaining Wall	-	-	-	24,000.00	24,000.00	-	24,000.00
500 - Reserve Study	-	50.00	50.00	-	350.00	350.00	600.00
510 - Income Tax	-	33.00	33.00	-	231.00	231.00	396.00
520 - Property Taxes	-	37.50	37.50	-	262.50	262.50	450.00
530 - Termite Bond	-	527.00	527.00	-	3,689.00	3,689.00	6,324.00
540 - Pest Control	250.00	583.33	333.33	3,595.00	4,083.31	488.31	7,000.00
Total Shared Expenses	33,534.21	34,194.42	660.21	283,720.89	263,360.94	(20,359.95)	434,333.00

TH Repairs & Maintenance

700 - TH Exterior Repairs	795.00	166.67	(628.33)	3,632.50	1,166.69	(2,465.81)	2,000.00
705 - TH Plumbing Repairs	1,162.50	291.67	(870.83)	2,275.86	2,041.69	(234.17)	3,500.00

Olde Ivy at Vinings Townhome Association, Inc.

Statement of Revenues and Expenses 7/1/2022 - 7/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
710 - TH Gutter Cleaning/Repairs	150.00	375.00	225.00	2,430.00	2,625.00	195.00	4,500.00
715 - TH Roof Repairs	-	166.67	166.67	-	1,166.69	1,166.69	2,000.00
720 - TH Building Repair/Maint.	3,000.00	333.33	(2,666.67)	4,498.60	2,333.31	(2,165.29)	4,000.00
725 - TH General Maint.	1,511.20	83.33	(1,427.87)	13,020.81	583.31	(12,437.50)	1,000.00
Total TH Repairs & Maintenance	6,618.70	1,416.67	(5,202.03)	25,857.77	9,916.69	(15,941.08)	17,000.00
CY Repairs & Maintenance							
750 - CY Exterior Repairs	-	166.67	166.67	-	1,166.69	1,166.69	2,000.00
755 - CY Plumbing Repairs	350.00	166.67	(183.33)	350.00	1,166.69	816.69	2,000.00
760 - CY Gutter Cleaning/Repair	-	250.00	250.00	-	1,750.00	1,750.00	3,000.00
765 - CY Roof Repairs	-	83.33	83.33	-	583.31	583.31	1,000.00
770 - CY Building Repair/Maint.	-	250.00	250.00	-	1,750.00	1,750.00	3,000.00
775 - CY General Maint.	-	83.33	83.33	-	583.31	583.31	1,000.00
Total CY Repairs & Maintenance	350.00	1,000.00	650.00	350.00	7,000.00	6,650.00	12,000.00
Reserve Contribution							
800 - Townhome Reserve Contribution	9,696.00	9,696.00	-	67,872.00	67,872.00	-	116,352.00
805 - Courtyard Reserve Contribution	4,056.00	4,056.00	-	28,392.00	28,392.00	-	48,672.00
Total Reserve Contribution	13,752.00	13,752.00	-	96,264.00	96,264.00	-	165,024.00
Total Expense	54,254.91	50,363.09	(3,891.82)	406,192.66	376,541.63	(29,651.03)	628,357.00
Operating Net Total	3,548.31	666.91	2,881.40	(6,643.14)	4,668.37	(11,311.51)	8,003.00

Olde Ivy at Vinings Townhome Association, Inc.

Statement of Revenues and Expenses 7/1/2022 - 7/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
362 - Bank Interest	189.21	-	189.21	280.34	-	280.34	-
390 - Townhome Transfer from Operating	9,696.00	9,696.00	-	67,872.00	67,872.00	-	116,352.00
395 - Courtyard Transfer from Operating	4,056.00	4,056.00	-	28,392.00	28,392.00	-	48,672.00
Total Income	13,941.21	13,752.00	189.21	96,544.34	96,264.00	280.34	165,024.00
Total Income	13,941.21	13,752.00	189.21	96,544.34	96,264.00	280.34	165,024.00
Reserve Net Total	13,941.21	13,752.00	189.21	96,544.34	96,264.00	280.34	165,024.00
Net Total	17,489.52	14,418.91	3,070.61	89,901.20	100,932.37	(11,031.17)	173,027.00

Olde Ivy at Vinings Townhome Association, Inc.

Summary Statement of Revenues and Expenses For 7/31/2022

	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	19,455	21,548	-	-	-	-	-	148,261
302 - Shared Expenses	12,654	12,768	13,110	12,996	12,211	16,551	14,164	-	-	-	-	-	94,454
305 - Special Assessments	-	-	-	-	-	22,000	1,000	-	-	-	-	-	23,000
306 - Townhome Repair & Maintenance Expense	1,335	1,320	1,380	1,350	1,335	1,560	1,590	-	-	-	-	-	9,870
307 - Townhome Reserve Contribution	9,595	9,494	9,898	9,696	9,595	6,944	10,833	-	-	-	-	-	66,055
308 - Courtyard Repair & Maintenance Expense	924	1,008	966	1,008	966	1,084	974	-	-	-	-	-	6,930
309 - Courtyard Reserve Contribution	3,718	4,056	3,986	4,056	4,056	4,249	3,887	-	-	-	-	-	28,008
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	101	-	-	-	-	-	1,728
325 - Interest Income	(27)	42	48	17	6	18	97	-	-	-	-	-	201
330 - Attorney Fee Charges to Members	-	894	400	(400)	200	9,974	2,006	-	-	-	-	-	13,074
336 - Returned Check Charge	(20)	20	140	(160)	(70)	280	-	-	-	-	-	-	190
338 - Capital Contribution	-	1,590	-	2,400	-	-	1,600	-	-	-	-	-	5,590
345 - Water/Sewer Income	-	-	-	-	-	164	-	-	-	-	-	-	164
356 - Pool Key/Card	-	50	70	70	100	-	-	-	-	-	-	-	290
362 - Bank Interest	33	30	35	24	27	27	3	-	-	-	-	-	180
Total Income	51,212	54,187	51,236	52,109	49,051	83,951	57,803	-	-	-	-	-	399,550
Total Income	51,212	54,187	51,236	52,109	49,051	83,951	57,803	-	-	-	-	-	399,550

Operating Expense

Shared Expenses													
430 - Waste Removal	-	6,865	-	7,979	-	-	-	-	-	-	-	-	14,844
440 - Administrative Services	673	576	274	222	466	1,730	116	-	-	-	-	-	4,056
450 - Management Contract	3,069	3,069	3,069	3,069	3,069	3,069	3,069	-	-	-	-	-	21,484
460 - Insurance	13,778	15,805	7,131	7,139	7,139	7,139	7,139	-	-	-	-	-	65,270

Olde Ivy at Vinings Townhome Association, Inc.

Summary Statement of Revenues and Expenses For 7/31/2022

	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	2,560	-	-	-	-	-	7,672
480 - Master Association Expense	20,400	20,400	20,400	20,400	20,400	20,400	20,400	-	-	-	-	-	142,800
490 - Master Association Expense - Retaining Wall	-	-	-	-	-	24,000	-	-	-	-	-	-	24,000
540 - Pest Control	-	1,715	-	620	225	785	250	-	-	-	-	-	3,595
Total Shared Expenses	37,920	49,874	30,925	41,252	31,404	58,812	33,534	-	-	-	-	-	283,721
TH Repairs & Maintenance													
700 - TH Exterior Repairs	-	1,008	-	-	-	1,830	795	-	-	-	-	-	3,633
705 - TH Plumbing Repairs	225	-	451	-	438	-	1,163	-	-	-	-	-	2,276
710 - TH Gutter Cleaning/Repairs	-	-	2,280	-	-	-	150	-	-	-	-	-	2,430
720 - TH Building Repair/Maint.	-	43	-	-	1,456	-	3,000	-	-	-	-	-	4,499
725 - TH General Maint.	-	93	690	-	230	10,496	1,511	-	-	-	-	-	13,021
Total TH Repairs & Maintenance	225	1,143	3,421	-	2,124	12,326	6,619	-	-	-	-	-	25,858
CY Repairs & Maintenance													
755 - CY Plumbing Repairs	-	-	-	-	-	-	350	-	-	-	-	-	350
Total CY Repairs & Maintenance	-	-	-	-	-	-	350	-	-	-	-	-	350
Reserve Contribution													
800 - Townhome Reserve Contribution	9,696	9,696	9,696	9,696	9,696	9,696	9,696	-	-	-	-	-	67,872
805 - Courtyard Reserve Contribution	4,056	4,056	4,056	4,056	4,056	4,056	4,056	-	-	-	-	-	28,392
Total Reserve Contribution	13,752	13,752	13,752	13,752	13,752	13,752	13,752	-	-	-	-	-	96,264
Total Expense	51,897	64,769	48,098	55,004	47,281	84,890	54,255	-	-	-	-	-	406,193
Operating Net Total	(\$685)	(\$10,581)	\$3,138	(\$2,895)	\$1,771	(\$939)	\$3,548	-	-	-	-	-	(\$6,643)

Olde Ivy at Vinings Townhome Association, Inc.

Summary Statement of Revenues and Expenses For 7/31/2022

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Income													
Income													
362 - Bank Interest	-	-	-	-	-	91	189	-	-	-	-	-	280
390 - Townhome Transfer from Operating	9,696	9,696	9,696	9,696	9,696	9,696	9,696	-	-	-	-	-	67,872
395 - Courtyard Transfer from Operating	4,056	4,056	4,056	4,056	4,056	4,056	4,056	-	-	-	-	-	28,392
Total Income	13,752	13,752	13,752	13,752	13,752	13,843	13,941	-	-	-	-	-	96,544
Total Income	13,752	13,752	13,752	13,752	13,752	13,843	13,941	-	-	-	-	-	96,544
Reserve Net Total	\$13,752	\$13,752	\$13,752	\$13,752	\$13,752	\$13,843	\$13,941	-	-	-	-	-	\$96,544
Net Total	\$13,067	\$3,171	\$16,890	\$10,857	\$15,523	\$12,904	\$17,490	-	-	-	-	-	\$89,901