

The Manor at Olde Ivy Condominium Association, Inc.

Balance Sheet For 9/30/2022

| | | |
|---------------------------------|---------------------|---------------------|
| Cash | | |
| Operating Cash Account (AAB) | \$17,024.80 | |
| Money Market (AAB) | \$272,335.05 | |
| Total Cash | | \$289,359.85 |
| Other Assets | | |
| Building Improvements | \$216,000.00 | |
| Amortized Building Improvements | (\$216,000.00) | |
| Total Other Assets | | \$0.00 |
| | Total Assets | \$289,359.85 |

| | | |
|-------------------------------------|-----------------------------------|---------------------|
| Liabilities | | |
| Pre-Paid Assessments | \$30,565.53 | |
| Insurance Recoveries | \$79,125.55 | |
| Collection Administration | \$300.00 | |
| Transfer to Reserves | \$120,504.64 | |
| Transfer to Reserves S/A | \$29,422.82 | |
| Reserve Capital Contribution | \$12,940.30 | |
| Leasing Fees Due to RMS | \$2,938.00 | |
| Expenses Paid From Reserve | (\$196,260.28) | |
| Total Liabilities | | \$79,536.56 |
| Liabilities and Equity | | |
| Prior Years Income (Loss) | \$185,064.26 | |
| Net Income | \$24,759.03 | |
| Total Liabilities and Equity | | \$209,823.29 |
| | Total Liabilities / Equity | \$289,359.85 |

The Manor at Olde Ivy Condominium Association, Inc.

Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

| | Current Period | | | Year To Date | | | Annual Budget |
|--|------------------|------------------|------------------|-------------------|-------------------|------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Operating Income | | | | | | | |
| Assessment Revenue | | | | | | | |
| 301 - Regular Assessments | 82,442.72 | 72,814.67 | 9,628.05 | 662,628.53 | 655,332.03 | 7,296.50 | 873,776.00 |
| 304 - Water Bill | 17.39 | - | 17.39 | 17.39 | - | 17.39 | - |
| 305 - Special Assessments | 864.96 | 2,450.00 | (1,585.04) | 29,400.00 | 22,050.00 | 7,350.00 | 29,400.00 |
| 310 - Unit Maintenance Charges | 117.44 | - | 117.44 | 7,107.44 | - | 7,107.44 | - |
| 315 - Fines Income | - | 25.00 | (25.00) | 100.00 | 225.00 | (125.00) | 300.00 |
| 320 - Delinquent Fee | 1,879.10 | 250.00 | 1,629.10 | 7,974.98 | 2,250.00 | 5,724.98 | 3,000.00 |
| 325 - Collection Fee Income | 708.58 | 83.33 | 625.25 | 1,380.78 | 749.97 | 630.81 | 1,000.00 |
| 336 - NSF Fee Income | - | - | - | (30.00) | - | (30.00) | - |
| 338 - Initiation Fees | 2,028.84 | 1,333.33 | 695.51 | 11,599.04 | 11,999.97 | (400.93) | 16,000.00 |
| 340 - Legal Fees Recaptured | 5,294.59 | 166.67 | 5,127.92 | 6,830.62 | 1,500.03 | 5,330.59 | 2,000.00 |
| 350 - Rental Monitoring Fee Recaptured | - | 83.33 | (83.33) | - | 749.97 | (749.97) | 1,000.00 |
| 356 - Pool Key/Card | - | - | - | 210.00 | - | 210.00 | - |
| 360 - Moving Fee | - | 416.67 | (416.67) | - | 3,750.03 | (3,750.03) | 5,000.00 |
| 362 - Interest Income | 1.18 | 23.33 | (22.15) | 9.42 | 209.97 | (200.55) | 280.00 |
| 380 - Miscellaneous Income | - | 41.67 | (41.67) | 75.00 | 375.03 | (300.03) | 500.00 |
| Total Assessment Revenue | 93,354.80 | 77,688.00 | 15,666.80 | 727,303.20 | 699,192.00 | 28,111.20 | 932,256.00 |
| Total Income | 93,354.80 | 77,688.00 | 15,666.80 | 727,303.20 | 699,192.00 | 28,111.20 | 932,256.00 |

Operating Expense

| General & Administrative | | | | | | | |
|---|------------------|------------------|--------------------|-------------------|-------------------|--------------------|-------------------|
| 440 - Administrative Services | 504.89 | 166.67 | (338.22) | 7,020.24 | 1,500.03 | (5,520.21) | 2,000.00 |
| 445 - Rental Monitoring Expense | - | 400.00 | 400.00 | 2,739.00 | 3,600.00 | 861.00 | 4,800.00 |
| 450 - Management Contract | 3,862.92 | 3,083.33 | (779.59) | 34,766.28 | 27,749.97 | (7,016.31) | 37,000.00 |
| 460 - Insurance | 38,644.08 | 7,083.33 | (31,560.75) | 79,334.56 | 63,749.97 | (15,584.59) | 85,000.00 |
| 465 - Accounting & Audit | - | 29.17 | 29.17 | - | 262.53 | 262.53 | 350.00 |
| 470 - Legal Expenses | 445.50 | 333.33 | (112.17) | 9,934.74 | 2,999.97 | (6,934.77) | 4,000.00 |
| 480 - Master Association Expense | 24,983.33 | 24,983.33 | - | 224,849.97 | 224,849.97 | - | 299,800.00 |
| 490 - Master Association Expense - Retaining Wall | - | 2,450.00 | 2,450.00 | 14,700.00 | 22,050.00 | 7,350.00 | 29,400.00 |
| Total General & Administrative | 68,440.72 | 38,529.16 | (29,911.56) | 373,344.79 | 346,762.44 | (26,582.35) | 462,350.00 |

| Repairs & Maintenance | | | | | | | |
|--------------------------------------|----------|----------|------------|-----------|-----------|-------------|-----------|
| 700 - Roof Repairs | - | 833.33 | 833.33 | 7,650.00 | 7,499.97 | (150.03) | 10,000.00 |
| 705 - Elevator Contract | - | 2,583.33 | 2,583.33 | 4,926.88 | 23,249.97 | 18,323.09 | 31,000.00 |
| 710 - Elevator Repair/Maint | - | 1,000.00 | 1,000.00 | 37,549.54 | 9,000.00 | (28,549.54) | 12,000.00 |
| 712 - Gutter Cleaning | - | - | - | 1,050.00 | - | (1,050.00) | - |
| 715 - Electric Maintenance | - | 83.33 | 83.33 | 2,927.00 | 749.97 | (2,177.03) | 1,000.00 |
| 718 - Maintenance Consultation | 750.00 | - | (750.00) | 7,494.56 | - | (7,494.56) | - |
| 720 - Building Repair/Maintenance | 3,366.56 | 4,166.67 | 800.11 | 47,665.02 | 37,500.03 | (10,164.99) | 50,000.00 |
| 725 - Plumbing Repairs & Maintenance | 8,075.00 | 208.33 | (7,866.67) | 14,569.35 | 1,874.97 | (12,694.38) | 2,500.00 |
| 730 - Janitorial | 8,021.00 | 3,833.33 | (4,187.67) | 41,073.00 | 34,499.97 | (6,573.03) | 46,000.00 |

The Manor at Olde Ivy Condominium Association, Inc.

Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

| | Current Period | | | Year To Date | | | Annual Budget |
|---|--------------------|------------------|--------------------|--------------------|-------------------|--------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Operating Expense | | | | | | | |
| 735 - HVAC Maintenance | 1,760.58 | 500.00 | (1,260.58) | 9,713.85 | 4,500.00 | (5,213.85) | 6,000.00 |
| 740 - Sprinkler System | - | 666.67 | 666.67 | (1,159.20) | 6,000.03 | 7,159.23 | 8,000.00 |
| 745 - Fire Alarm Repair/Maint | 456.92 | 2,083.33 | 1,626.41 | 10,855.81 | 18,749.97 | 7,894.16 | 25,000.00 |
| 750 - Fire Extinguisher | - | 83.33 | 83.33 | - | 749.97 | 749.97 | 1,000.00 |
| 755 - Fire Safety Inspection | - | 1,000.00 | 1,000.00 | 26,851.60 | 9,000.00 | (17,851.60) | 12,000.00 |
| 760 - Gate Maint/Repair | - | 1,000.00 | 1,000.00 | 10,952.86 | 9,000.00 | (1,952.86) | 12,000.00 |
| 765 - Pest Control | - | 916.67 | 916.67 | 10,105.00 | 8,250.03 | (1,854.97) | 11,000.00 |
| Total Repairs & Maintenance | 22,430.06 | 18,958.32 | (3,471.74) | 232,225.27 | 170,624.88 | (61,600.39) | 227,500.00 |
| Utilities & Sanitation | | | | | | | |
| 400 - Electric | 4,143.96 | 3,333.33 | (810.63) | 32,299.78 | 29,999.97 | (2,299.81) | 40,000.00 |
| 420 - Gas | 548.87 | 833.33 | 284.46 | 7,404.82 | 7,499.97 | 95.15 | 10,000.00 |
| 430 - Waste Removal / Sanitation | - | 3,333.33 | 3,333.33 | 30,306.62 | 29,999.97 | (306.65) | 40,000.00 |
| 435 - Telephone | 209.93 | 1,041.67 | 831.74 | 12,574.13 | 9,375.03 | (3,199.10) | 12,500.00 |
| 475 - Property Taxes | - | 29.17 | 29.17 | - | 262.53 | 262.53 | 350.00 |
| Total Utilities & Sanitation | 4,902.76 | 8,570.83 | 3,668.07 | 82,585.35 | 77,137.47 | (5,447.88) | 102,850.00 |
| Misc. | | | | | | | |
| 800 - Transfer to Reserves | 11,629.67 | 11,629.67 | - | 104,667.03 | 104,667.03 | - | 139,556.00 |
| Total Misc. | 11,629.67 | 11,629.67 | - | 104,667.03 | 104,667.03 | - | 139,556.00 |
| Total Expense | 107,403.21 | 77,687.98 | (29,715.23) | 792,822.44 | 699,191.82 | (93,630.62) | 932,256.00 |
| Operating Net Total | (14,048.41) | .02 | (14,048.43) | (65,519.24) | .18 | (65,519.42) | - |

The Manor at Olde Ivy Condominium Association, Inc.

Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

| | Current Period | | | Year To Date | | | Annual Budget |
|---|-------------------|------------|-------------------|-------------------|------------|--------------------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Reserve Income | | | | | | | |
| Assessment Revenue | | | | | | | |
| 362 - Interest Income | 53.96 | - | 53.96 | 311.24 | - | 311.24 | - |
| 390 - Transfer from Operating | 11,629.67 | - | 11,629.67 | 104,667.03 | - | 104,667.03 | - |
| Total Assessment Revenue | 11,683.63 | - | 11,683.63 | 104,978.27 | - | 104,978.27 | - |
| Total Income | 11,683.63 | - | 11,683.63 | 104,978.27 | - | 104,978.27 | - |
| Reserve Expense | | | | | | | |
| General & Administrative | | | | | | | |
| 490 - Master Association Expense - Retaining Wall | - | - | - | 14,700.00 | - | (14,700.00) | - |
| Total General & Administrative | - | - | - | 14,700.00 | - | (14,700.00) | - |
| Total Expense | - | - | - | 14,700.00 | - | (14,700.00) | - |
| Reserve Net Total | 11,683.63 | - | 11,683.63 | 90,278.27 | - | 90,278.27 | - |
| Net Total | (2,364.78) | .02 | (2,364.80) | 24,759.03 | .18 | 24,758.85 | - |

The Manor at Olde Ivy Condominium Association, Inc.

Summary Statement of Revenues and Expenses For 9/30/2022

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Total |
|---------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-----|-----|-----|----------------|
| Operating Income | | | | | | | | | | | | | |
| Assessment Revenue | | | | | | | | | | | | | |
| 301 - Regular Assessments | 74,598 | 68,309 | 79,960 | 72,190 | 71,868 | 69,083 | 73,423 | 70,754 | 82,443 | - | - | - | 662,629 |
| 304 - Water Bill | - | - | - | - | - | - | - | - | 17 | - | - | - | 17 |
| 305 - Special Assessments | - | - | - | - | - | 27,380 | 959 | 196 | 865 | - | - | - | 29,400 |
| 310 - Unit Maintenance Charges | 102 | 309 | 166 | 4,200 | 2,075 | 137 | - | - | 117 | - | - | - | 7,107 |
| 315 - Fines Income | - | - | - | - | 100 | - | - | - | - | - | - | - | 100 |
| 320 - Delinquent Fee | 492 | 576 | 1,576 | 698 | 847 | 421 | 1,191 | 295 | 1,879 | - | - | - | 7,975 |
| 325 - Collection Fee Income | (1) | 50 | 225 | 67 | 57 | 25 | 208 | 42 | 709 | - | - | - | 1,381 |
| 336 - NSF Fee Income | (30) | 10 | (20) | 60 | (50) | - | - | - | - | - | - | - | -30 |
| 338 - Initiation Fees | - | 500 | 2,500 | 799 | 991 | 991 | 1,895 | 1,895 | 2,029 | - | - | - | 11,599 |
| 340 - Legal Fees Recaptured | - | - | - | - | 27 | - | 42 | 1,467 | 5,295 | - | - | - | 6,831 |
| 356 - Pool Key/Card | - | 80 | 50 | 50 | 30 | - | - | - | - | - | - | - | 210 |
| 362 - Interest Income | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | - | - | - | 9 |
| 380 - Miscellaneous Income | - | - | - | 75 | - | - | - | - | - | - | - | - | 75 |
| Total Assessment Revenue | 75,164 | 69,834 | 84,458 | 78,140 | 75,947 | 98,038 | 77,719 | 74,649 | 93,355 | - | - | - | 727,303 |
| Total Income | 75,164 | 69,834 | 84,458 | 78,140 | 75,947 | 98,038 | 77,719 | 74,649 | 93,355 | - | - | - | 727,303 |

Operating Expense

| | | | | | | | | | | | | | |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---|---|---|----------------|
| General & Administrative | | | | | | | | | | | | | |
| 440 - Administrative Services | 865 | 1,122 | 502 | 486 | 771 | 1,844 | 461 | 464 | 505 | - | - | - | 7,020 |
| 445 - Rental Monitoring Expense | - | 2,739 | - | - | - | - | - | - | - | - | - | - | 2,739 |
| 450 - Management Contract | 3,863 | 3,863 | 3,863 | 3,863 | 3,863 | 3,863 | 3,863 | 3,863 | 3,863 | - | - | - | 34,766 |
| 460 - Insurance | - | 14,651 | 12,498 | 6,771 | 6,771 | - | - | - | 38,644 | - | - | - | 79,335 |
| 470 - Legal Expenses | - | 3,074 | - | 249 | 43 | 1,696 | 2,761 | 1,666 | 446 | - | - | - | 9,935 |
| 480 - Master Association Expense | 24,983 | 24,983 | 24,983 | 24,983 | 24,983 | 24,983 | 24,983 | 24,983 | 24,983 | - | - | - | 224,850 |
| 490 - Master Association Expense - Retaining Wall | - | - | - | - | - | 14,700 | - | - | - | - | - | - | 14,700 |
| Total General & Administrative | 29,712 | 50,432 | 41,847 | 36,352 | 36,431 | 47,086 | 32,069 | 30,976 | 68,441 | - | - | - | 373,345 |
| Repairs & Maintenance | | | | | | | | | | | | | |

The Manor at Olde Ivy Condominium Association, Inc.

Summary Statement of Revenues and Expenses For 9/30/2022

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Total |
|---|-------------------|-------------------|-------------------|-----------------|-------------------|-----------------|------------------|-----------------|-------------------|-----|-----|-----|-------------------|
| Operating Expense | | | | | | | | | | | | | |
| 700 - Roof Repairs | - | - | 650 | - | - | 995 | 4,295 | 1,710 | - | - | - | - | 7,650 |
| 705 - Elevator Contract | - | - | - | - | - | - | 4,927 | - | - | - | - | - | 4,927 |
| 710 - Elevator Repair/Maint | 5,332 | 6,930 | 16,867 | - | 4,927 | 2,495 | - | 999 | - | - | - | - | 37,550 |
| 712 - Gutter Cleaning | - | - | - | - | - | 1,050 | - | - | - | - | - | - | 1,050 |
| 715 - Electric Maintenance | - | - | 2,927 | - | - | - | - | - | - | - | - | - | 2,927 |
| 718 - Maintenance Consultation | - | - | 695 | - | 3,925 | 225 | - | 1,900 | 750 | - | - | - | 7,495 |
| 720 - Building Repair/Maintenance | 4,498 | 8,433 | 9,252 | - | 18,845 | 968 | 2,265 | 38 | 3,367 | - | - | - | 47,665 |
| 725 - Plumbing Repairs & Maintenance | 1,270 | - | - | - | 675 | - | 3,437 | 1,113 | 8,075 | - | - | - | 14,569 |
| 730 - Janitorial | 6,641 | 3,298 | 3,298 | - | 8,096 | 3,298 | 5,048 | 3,373 | 8,021 | - | - | - | 41,073 |
| 735 - HVAC Maintenance | 4,392 | - | - | 154 | 591 | 1,984 | - | 833 | 1,761 | - | - | - | 9,714 |
| 740 - Sprinkler System | - | - | - | - | (1,159) | - | - | - | - | - | - | - | -1,159 |
| 745 - Fire Alarm Repair/Maint | 8,192 | - | - | - | - | - | - | 2,207 | 457 | - | - | - | 10,856 |
| 755 - Fire Safety Inspection | - | 19,964 | 1,157 | - | 4,843 | 339 | 549 | - | - | - | - | - | 26,852 |
| 760 - Gate Maint/Repair | 2,038 | 481 | 3,267 | 195 | 1,672 | 3,299 | - | - | - | - | - | - | 10,953 |
| 765 - Pest Control | - | 572 | - | - | 8,436 | 286 | - | 811 | - | - | - | - | 10,105 |
| Total Repairs & Maintenance | 32,363 | 39,678 | 38,112 | 349 | 50,851 | 14,939 | 20,520 | 12,983 | 22,430 | - | - | - | 232,225 |
| Utilities & Sanitation | | | | | | | | | | | | | |
| 400 - Electric | 4,456 | 2,426 | 5,978 | 1,093 | 2,661 | 2,897 | 3,976 | 4,669 | 4,144 | - | - | - | 32,300 |
| 420 - Gas | 197 | 3,387 | 471 | 449 | 677 | 400 | 1,238 | 37 | 549 | - | - | - | 7,405 |
| 430 - Waste Removal / Sanitation | 9,469 | - | - | 10,419 | - | - | 10,419 | - | - | - | - | - | 30,307 |
| 435 - Telephone | - | 4,034 | - | 5,927 | - | 339 | 731 | 1,333 | 210 | - | - | - | 12,574 |
| Total Utilities & Sanitation | 14,122 | 9,847 | 6,448 | 17,889 | 3,337 | 3,636 | 16,364 | 6,039 | 4,903 | - | - | - | 82,585 |
| Misc. | | | | | | | | | | | | | |
| 800 - Transfer to Reserves | 11,630 | 11,630 | 11,630 | 11,630 | 11,630 | 11,630 | 11,630 | 11,630 | 11,630 | - | - | - | 104,667 |
| Total Misc. | 11,630 | 11,630 | 11,630 | 11,630 | 11,630 | 11,630 | 11,630 | 11,630 | 11,630 | - | - | - | 104,667 |
| Total Expense | 87,827 | 111,586 | 98,036 | 66,220 | 102,250 | 77,291 | 80,582 | 61,627 | 107,403 | - | - | - | 792,822 |
| Operating Net Total | (\$12,663) | (\$41,752) | (\$13,579) | \$11,921 | (\$26,303) | \$20,747 | (\$2,864) | \$13,022 | (\$14,048) | - | - | - | (\$65,519) |

The Manor at Olde Ivy Condominium Association, Inc.

Summary Statement of Revenues and Expenses For 9/30/2022

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Total |
|---|------------------|-------------------|------------------|-----------------|-------------------|------------------|-----------------|-----------------|------------------|-----|-----|-----|-----------------|
| Reserve Income | | | | | | | | | | | | | |
| Assessment Revenue | | | | | | | | | | | | | |
| 362 - Interest Income | 26 | 25 | 29 | 28 | 31 | 32 | 41 | 45 | 54 | - | - | - | 311 |
| 390 - Transfer from Operating | 11,630 | 11,630 | 11,630 | 11,630 | 11,630 | 11,630 | 11,630 | 11,630 | 11,630 | - | - | - | 104,667 |
| Total Assessment Revenue | 11,656 | 11,654 | 11,659 | 11,658 | 11,660 | 11,662 | 11,670 | 11,675 | 11,684 | - | - | - | 104,978 |
| Total Income | 11,656 | 11,654 | 11,659 | 11,658 | 11,660 | 11,662 | 11,670 | 11,675 | 11,684 | - | - | - | 104,978 |
| Reserve Expense | | | | | | | | | | | | | |
| General & Administrative | | | | | | | | | | | | | |
| 490 - Master Association Expense - Retaining Wall | - | - | - | - | - | 14,700 | - | - | - | - | - | - | 14,700 |
| Total General & Administrative | - | - | - | - | - | 14,700 | - | - | - | - | - | - | 14,700 |
| Total Expense | - | - | - | - | - | 14,700 | - | - | - | - | - | - | 14,700 |
| Reserve Net Total | \$11,656 | \$11,654 | \$11,659 | \$11,658 | \$11,660 | (\$3,038) | \$11,670 | \$11,675 | \$11,684 | - | - | - | \$90,278 |
| Net Total | (\$1,007) | (\$30,097) | (\$1,920) | \$23,579 | (\$14,643) | \$17,709 | \$8,806 | \$24,697 | (\$2,365) | - | - | - | \$24,759 |