

The Manor at Olde Ivy Condominium Association, Inc.

Balance Sheet For 11/30/2022

Cash		
Operating Cash Account (AAB)	\$17,114.78	
Money Market (AAB)	\$295,801.56	
Total Cash		\$312,916.34
Other Assets		
Building Improvements	\$216,000.00	
Amortized Building Improvements	(\$216,000.00)	
Total Other Assets		\$0.00
	Total Assets	\$312,916.34

Liabilities		
Pre-Paid Assessments	\$31,709.30	
Insurance Recoveries	\$84,481.55	
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		\$85,736.33
Liabilities and Equity		
Prior Years Income (Loss)	\$185,064.26	
Net Income	\$42,115.75	
Total Liabilities and Equity		\$227,180.01
	Total Liabilities / Equity	\$312,916.34

The Manor at Olde Ivy Condominium Association, Inc.

Statement of Revenues and Expenses 11/1/2022 - 11/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Revenue							
301 - Regular Assessments	71,548.23	72,814.67	(1,266.44)	810,572.85	800,961.37	9,611.48	873,776.00
304 - Water Bill	-	-	-	17.39	-	17.39	-
305 - Special Assessments	-	2,450.00	(2,450.00)	29,600.00	26,950.00	2,650.00	29,400.00
310 - Unit Maintenance Charges	-	-	-	7,107.44	-	7,107.44	-
315 - Fines Income	-	25.00	(25.00)	100.00	275.00	(175.00)	300.00
320 - Delinquent Fee	477.34	250.00	227.34	9,357.82	2,750.00	6,607.82	3,000.00
325 - Collection Fee Income	99.92	83.33	16.59	1,641.95	916.63	725.32	1,000.00
336 - NSF Fee Income	-	-	-	(30.00)	-	(30.00)	-
338 - Initiation Fees	1,124.44	1,333.33	(208.89)	15,857.64	14,666.63	1,191.01	16,000.00
340 - Legal Fees Recaptured	-	166.67	(166.67)	6,830.62	1,833.37	4,997.25	2,000.00
350 - Rental Monitoring Fee Recaptured	-	83.33	(83.33)	-	916.63	(916.63)	1,000.00
356 - Pool Key/Card	-	-	-	230.00	-	230.00	-
360 - Moving Fee	-	416.67	(416.67)	-	4,583.37	(4,583.37)	5,000.00
362 - Interest Income	1.23	23.33	(22.10)	11.93	256.63	(244.70)	280.00
380 - Miscellaneous Income	-	41.67	(41.67)	75.00	458.37	(383.37)	500.00
Total Assessment Revenue	73,251.16	77,688.00	(4,436.84)	881,372.64	854,568.00	26,804.64	932,256.00
Total Income	73,251.16	77,688.00	(4,436.84)	881,372.64	854,568.00	26,804.64	932,256.00

Operating Expense

General & Administrative							
440 - Administrative Services	838.79	166.67	(672.12)	8,353.23	1,833.37	(6,519.86)	2,000.00
445 - Rental Monitoring Expense	-	400.00	400.00	2,739.00	4,400.00	1,661.00	4,800.00
450 - Management Contract	3,862.92	3,083.33	(779.59)	42,492.12	33,916.63	(8,575.49)	37,000.00
460 - Insurance	8,809.50	7,083.33	(1,726.17)	88,144.06	77,916.63	(10,227.43)	85,000.00
465 - Accounting & Audit	-	29.17	29.17	-	320.87	320.87	350.00
470 - Legal Expenses	513.60	333.33	(180.27)	12,003.84	3,666.63	(8,337.21)	4,000.00
480 - Master Association Expense	24,983.33	24,983.33	-	274,816.63	274,816.63	-	299,800.00
490 - Master Association Expense - Retaining Wall	-	2,450.00	2,450.00	14,700.00	26,950.00	12,250.00	29,400.00
Total General & Administrative	39,008.14	38,529.16	(478.98)	443,248.88	423,820.76	(19,428.12)	462,350.00

Repairs & Maintenance							
700 - Roof Repairs	-	833.33	833.33	7,650.00	9,166.63	1,516.63	10,000.00
705 - Elevator Contract	4,926.88	2,583.33	(2,343.55)	9,853.76	28,416.63	18,562.87	31,000.00
710 - Elevator Repair/Maint	-	1,000.00	1,000.00	32,622.66	11,000.00	(21,622.66)	12,000.00
712 - Gutter Cleaning	-	-	-	1,050.00	-	(1,050.00)	-
715 - Electric Maintenance	-	83.33	83.33	2,927.00	916.63	(2,010.37)	1,000.00
718 - Maintenance Consultation	-	-	-	7,494.56	-	(7,494.56)	-
720 - Building Repair/Maintenance	2,899.55	4,166.67	1,267.12	50,564.57	45,833.37	(4,731.20)	50,000.00
725 - Plumbing Repairs & Maintenance	-	208.33	208.33	14,569.35	2,291.63	(12,277.72)	2,500.00
730 - Janitorial	6,746.00	3,833.33	(2,912.67)	49,919.00	42,166.63	(7,752.37)	46,000.00

The Manor at Olde Ivy Condominium Association, Inc.

Statement of Revenues and Expenses 11/1/2022 - 11/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
735 - HVAC Maintenance	-	500.00	500.00	26,384.87	5,500.00	(20,884.87)	6,000.00
740 - Sprinkler System	-	666.67	666.67	(1,159.20)	7,333.37	8,492.57	8,000.00
745 - Fire Alarm Repair/Maint	9,386.92	2,083.33	(7,303.59)	20,242.73	22,916.63	2,673.90	25,000.00
750 - Fire Extinguisher	-	83.33	83.33	-	916.63	916.63	1,000.00
755 - Fire Safety Inspection	-	1,000.00	1,000.00	26,851.60	11,000.00	(15,851.60)	12,000.00
760 - Gate Maint/Repair	1,474.46	1,000.00	(474.46)	12,784.86	11,000.00	(1,784.86)	12,000.00
765 - Pest Control	927.00	916.67	(10.33)	11,318.00	10,083.37	(1,234.63)	11,000.00
Total Repairs & Maintenance	26,360.81	18,958.32	(7,402.49)	273,073.76	208,541.52	(64,532.24)	227,500.00
Utilities & Sanitation							
400 - Electric	5,725.55	3,333.33	(2,392.22)	46,483.93	36,666.63	(9,817.30)	40,000.00
420 - Gas	615.08	833.33	218.25	8,549.50	9,166.63	617.13	10,000.00
430 - Waste Removal / Sanitation	-	3,333.33	3,333.33	40,725.24	36,666.63	(4,058.61)	40,000.00
435 - Telephone	419.86	1,041.67	621.81	12,993.99	11,458.37	(1,535.62)	12,500.00
475 - Property Taxes	-	29.17	29.17	-	320.87	320.87	350.00
Total Utilities & Sanitation	6,760.49	8,570.83	1,810.34	108,752.66	94,279.13	(14,473.53)	102,850.00
Misc.							
800 - Transfer to Reserves	11,629.67	11,629.67	-	127,926.37	127,926.37	-	139,556.00
Total Misc.	11,629.67	11,629.67	-	127,926.37	127,926.37	-	139,556.00
Total Expense	83,759.11	77,687.98	(6,071.13)	953,001.67	854,567.78	(98,433.89)	932,256.00
Operating Net Total	(10,507.95)	.02	(10,507.97)	(71,629.03)	.22	(71,629.25)	-

The Manor at Olde Ivy Condominium Association, Inc.

Statement of Revenues and Expenses 11/1/2022 - 11/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Assessment Revenue							
362 - Interest Income	105.07	-	105.07	518.41	-	518.41	-
390 - Transfer from Operating	11,629.67	-	11,629.67	127,926.37	-	127,926.37	-
Total Assessment Revenue	11,734.74	-	11,734.74	128,444.78	-	128,444.78	-
Total Income	11,734.74	-	11,734.74	128,444.78	-	128,444.78	-
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	11,734.74	-	11,734.74	113,744.78	-	113,744.78	-
Net Total	1,226.79	.02	1,226.77	42,115.75	.22	42,115.53	-

The Manor at Olde Ivy Condominium Association, Inc.

Summary Statement of Revenues and Expenses For 11/30/2022

	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	76,396	71,548	-	810,573
304 - Water Bill	-	-	-	-	-	-	-	-	17	-	-	-	17
305 - Special Assessments	-	-	-	-	-	27,380	959	196	865	200	-	-	29,600
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	906	477	-	9,358
325 - Collection Fee Income	(1)	50	225	67	57	25	208	42	709	161	100	-	1,642
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	3,134	1,124	-	15,858
340 - Legal Fees Recaptured	-	-	-	-	27	-	42	1,467	5,295	-	-	-	6,831
356 - Pool Key/Card	-	80	50	50	30	-	-	-	-	20	-	-	230
362 - Interest Income	2	1	1	1	1	1	1	1	1	1	1	-	12
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	80,818	73,251	-	881,373
Total Income	75,164	69,834	84,458	78,140	75,947	98,038	77,719	74,649	93,355	80,818	73,251	-	881,373

Operating Expense

General & Administrative													
440 - Administrative Services	865	1,122	502	486	771	1,844	461	464	505	494	839	-	8,353
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	3,863	3,863	-	42,492
460 - Insurance	-	14,651	12,498	6,771	6,771	-	-	-	38,644	-	8,810	-	88,144
470 - Legal Expenses	-	3,074	-	249	43	1,696	2,761	1,666	446	1,556	514	-	12,004
480 - Master Association Expense	24,983	24,983	24,983	24,983	24,983	24,983	24,983	24,983	24,983	24,983	24,983	-	274,817
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	30,896	39,008	-	443,249
Repairs & Maintenance													

The Manor at Olde Ivy Condominium Association, Inc.

Summary Statement of Revenues and Expenses For 11/30/2022

	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	-	9,854
710 - Elevator Repair/Maint	5,332	6,930	16,867	-	4,927	2,495	-	999	-	(4,927)	-	-	32,623
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	-	2,900	-	50,565
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	2,100	6,746	-	49,919
735 - HVAC Maintenance	4,392	-	-	154	591	1,984	-	833	1,761	16,671	-	-	26,385
740 - Sprinkler System	-	-	-	-	(1,159)	-	-	-	-	-	-	-	-1,159
745 - Fire Alarm Repair/Maint	8,192	-	-	-	-	-	-	2,207	457	-	9,387	-	20,243
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	-	-	-	358	1,474	-	12,785
765 - Pest Control	-	572	-	-	8,436	286	-	811	-	286	927	-	11,318
Total Repairs & Maintenance	32,363	39,678	38,112	349	50,851	14,939	20,520	12,983	22,430	14,488	26,361	-	273,074
Utilities & Sanitation													
400 - Electric	4,456	2,426	5,978	1,093	2,661	2,897	3,976	4,669	4,144	8,459	5,726	-	46,484
420 - Gas	197	3,387	471	449	677	400	1,238	37	549	530	615	-	8,550
430 - Waste Removal / Sanitation	9,469	-	-	10,419	-	-	10,419	-	-	10,419	-	-	40,725
435 - Telephone	-	4,034	-	5,927	-	339	731	1,333	210	-	420	-	12,994
Total Utilities & Sanitation	14,122	9,847	6,448	17,889	3,337	3,636	16,364	6,039	4,903	19,407	6,760	-	108,753
Misc.													
800 - Transfer to Reserves	11,630	11,630	11,630	11,630	11,630	11,630	11,630	11,630	11,630	11,630	11,630	-	127,926
Total Misc.	11,630	11,630	11,630	11,630	11,630	11,630	11,630	11,630	11,630	11,630	11,630	-	127,926
Total Expense	87,827	111,586	98,036	66,220	102,250	77,291	80,582	61,627	107,403	76,420	83,759	-	953,002
Operating Net Total	(\$12,663)	(\$41,752)	(\$13,579)	\$11,921	(\$26,303)	\$20,747	(\$2,864)	\$13,022	(\$14,048)	\$4,398	(\$10,508)	-	(\$71,629)

The Manor at Olde Ivy Condominium Association, Inc.

Summary Statement of Revenues and Expenses For 11/30/2022

	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	102	105	-	518
390 - Transfer from Operating	11,630	11,630	11,630	11,630	11,630	11,630	11,630	11,630	11,630	11,630	11,630	-	127,926
Total Assessment Revenue	11,656	11,654	11,659	11,658	11,660	11,662	11,670	11,675	11,684	11,732	11,735	-	128,445
Total Income	11,656	11,654	11,659	11,658	11,660	11,662	11,670	11,675	11,684	11,732	11,735	-	128,445
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	\$11,732	\$11,735	-	\$113,745
Net Total	(\$1,007)	(\$30,097)	(\$1,920)	\$23,579	(\$14,643)	\$17,709	\$8,806	\$24,697	(\$2,365)	\$16,130	\$1,227	-	\$42,116