

Olde Ivy at Vinings Townhome Association, Inc.

Balance Sheet For 12/31/2022

Cash

Operating Cash Account (AAB)	\$100,011.35
TH Money Market (AAB)	\$50,010.62
Courtyard Reserves (AAB)	\$25,003.19
TH ICS Reserves (AAB)	\$747,700.41
Courtyard ICS Reserves (AAB)	\$188,627.77

Total Cash

\$1,111,353.34

Total Assets

\$1,111,353.34

Liabilities

Pre-Paid Assessments	\$18,347.55
Collection Administration	\$200.00

Total Liabilities

\$18,547.55

Equity

Prior Years Income (Loss)	\$965,225.79
Net Income	\$127,580.00

Total Equity

\$1,092,805.79

Total Liabilities / Equity

\$1,111,353.34

Olde Ivy at Vinings Townhome Association, Inc.

Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
301 - Master/Neighborhood Association Expense	19,873.33	20,400.00	(526.67)	248,374.33	244,800.00	3,574.33	244,800.00
302 - Shared Expenses	13,172.00	13,680.00	(508.00)	161,729.84	164,160.00	(2,430.16)	164,160.00
305 - Special Assessments	50.18	-	50.18	23,600.00	24,000.00	(400.00)	24,000.00
306 - Townhome Repair & Maintenance Expense	1,335.00	1,440.00	(105.00)	16,935.00	17,280.00	(345.00)	17,280.00
307 - Townhome Reserve Contribution	8,989.00	9,696.00	(707.00)	113,970.27	116,352.00	(2,381.73)	116,352.00
308 - Courtyard Repair & Maintenance Expense	1,008.00	1,008.00	-	12,096.00	12,096.00	-	12,096.00
309 - Courtyard Reserve Contribution	4,056.00	4,056.00	-	48,672.00	48,672.00	-	48,672.00
310 - Unit Maintenance Charges	155.26	-	155.26	352.00	-	352.00	-
315 - Fines	-	-	-	2,052.36	-	2,052.36	-
320 - Late Fee Income	117.34	208.37	(91.03)	1,934.04	2,500.00	(565.96)	2,500.00
325 - Interest Income	(22.78)	41.63	(64.41)	207.41	500.00	(292.59)	500.00
330 - Attorney Fee Charges to Members	-	-	-	15,020.28	-	15,020.28	-
336 - Returned Check Charge	(10.00)	-	(10.00)	310.00	-	310.00	-
338 - Capital Contribution	-	500.00	(500.00)	7,190.00	6,000.00	1,190.00	6,000.00
345 - Water/Sewer Income	-	-	-	163.80	-	163.80	-
356 - Pool Key/Card	-	-	-	290.00	-	290.00	-
362 - Bank Interest	2.73	-	2.73	194.90	-	194.90	-
Total Income	48,726.06	51,030.00	(2,303.94)	653,092.23	636,360.00	16,732.23	636,360.00
Total Income	48,726.06	51,030.00	(2,303.94)	653,092.23	636,360.00	16,732.23	636,360.00

Operating Expense

Shared Expenses

430 - Waste Removal	-	2,154.00	2,154.00	30,682.41	25,848.00	(4,834.41)	25,848.00
440 - Administrative Services	132.13	141.63	9.50	5,660.89	1,700.00	(3,960.89)	1,700.00
450 - Management Contract	3,069.17	2,379.50	(689.67)	36,830.04	28,554.00	(8,276.04)	28,554.00
460 - Insurance	8,815.00	7,138.38	(1,676.62)	108,418.65	85,661.00	(22,757.65)	85,661.00
470 - Legal Expenses	88.62	750.00	661.38	15,596.56	9,000.00	(6,596.56)	9,000.00
480 - Master Association Expense	20,400.00	20,400.00	-	244,800.00	244,800.00	-	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	-	600.00	600.00	600.00
510 - Income Tax	-	33.00	33.00	-	396.00	396.00	396.00
520 - Property Taxes	-	37.50	37.50	-	450.00	450.00	450.00
530 - Termite Bond	-	527.00	527.00	12,039.00	6,324.00	(5,715.00)	6,324.00
540 - Pest Control	620.00	583.37	(36.63)	5,890.00	7,000.00	1,110.00	7,000.00
Total Shared Expenses	33,124.92	34,194.38	1,069.46	483,917.55	434,333.00	(49,584.55)	434,333.00

TH Repairs & Maintenance

700 - TH Exterior Repairs	350.00	166.63	(183.37)	15,302.50	2,000.00	(13,302.50)	2,000.00
705 - TH Plumbing Repairs	-	291.63	291.63	2,425.86	3,500.00	1,074.14	3,500.00

Olde Ivy at Vinings Townhome Association, Inc.

Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
710 - TH Gutter Cleaning/Repairs	-	375.00	375.00	3,515.00	4,500.00	985.00	4,500.00
715 - TH Roof Repairs	-	166.63	166.63	-	2,000.00	2,000.00	2,000.00
718 - Maintenance Consultation	-	-	-	100.00	-	(100.00)	-
720 - TH Building Repair/Maint.	-	333.37	333.37	4,498.60	4,000.00	(498.60)	4,000.00
725 - TH General Maint.	-	83.37	83.37	15,519.34	1,000.00	(14,519.34)	1,000.00
Total TH Repairs & Maintenance	350.00	1,416.63	1,066.63	41,361.30	17,000.00	(24,361.30)	17,000.00
CY Repairs & Maintenance							
750 - CY Exterior Repairs	-	166.63	166.63	995.00	2,000.00	1,005.00	2,000.00
755 - CY Plumbing Repairs	-	166.63	166.63	1,075.00	2,000.00	925.00	2,000.00
760 - CY Gutter Cleaning/Repair	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
765 - CY Roof Repairs	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
770 - CY Building Repair/Maint.	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
775 - CY General Maint.	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
Total CY Repairs & Maintenance	-	1,000.00	1,000.00	2,070.00	12,000.00	9,930.00	12,000.00
Reserve Contribution							
800 - Townhome Reserve Contribution	9,696.00	9,696.00	-	116,352.00	116,352.00	-	116,352.00
805 - Courtyard Reserve Contribution	4,056.00	4,056.00	-	48,672.00	48,672.00	-	48,672.00
Total Reserve Contribution	13,752.00	13,752.00	-	165,024.00	165,024.00	-	165,024.00
Total Expense	47,226.92	50,363.01	3,136.09	692,372.85	628,357.00	(64,015.85)	628,357.00
Operating Net Total	1,499.14	666.99	832.15	(39,280.62)	8,003.00	(47,283.62)	8,003.00

Olde Ivy at Vinings Townhome Association, Inc.

Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
362 - Bank Interest	412.73	-	412.73	1,836.62	-	1,836.62	-
390 - Townhome Transfer from Operating	9,696.00	9,696.00	-	116,352.00	116,352.00	-	116,352.00
395 - Courtyard Transfer from Operating	4,056.00	4,056.00	-	48,672.00	48,672.00	-	48,672.00
Total Income	14,164.73	13,752.00	412.73	166,860.62	165,024.00	1,836.62	165,024.00
Total Income	14,164.73	13,752.00	412.73	166,860.62	165,024.00	1,836.62	165,024.00
Reserve Net Total	14,164.73	13,752.00	412.73	166,860.62	165,024.00	1,836.62	165,024.00
Net Total	15,663.87	14,418.99	1,244.88	127,580.00	173,027.00	(45,447.00)	173,027.00

Olde Ivy at Vinings Townhome Association, Inc.

Summary Statement of Revenues and Expenses For 12/31/2022

	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	19,890	20,230	19,380	20,740	19,873	248,374
302 - Shared Expenses	12,654	12,768	13,110	12,996	12,211	16,551	14,164	13,466	13,650	12,996	13,992	13,172	161,730
305 - Special Assessments	-	-	-	-	-	22,000	1,000	-	200	150	200	50	23,600
306 - Townhome Repair & Maintenance Expense	1,335	1,320	1,380	1,350	1,335	1,560	1,590	1,380	1,440	1,350	1,560	1,335	16,935
307 - Townhome Reserve Contribution	9,595	9,494	9,898	9,696	9,595	6,944	10,833	9,272	10,099	9,051	10,504	8,989	113,970
308 - Courtyard Repair & Maintenance Expense	924	1,008	966	1,008	966	1,084	974	1,134	1,008	1,008	1,008	1,008	12,096
309 - Courtyard Reserve Contribution	3,718	4,056	3,986	4,056	4,056	4,249	3,887	4,410	4,056	4,040	4,102	4,056	48,672
310 - Unit Maintenance Charges	-	-	2	(2)	-	2	-	-	-	-	195	155	352
315 - Fines	-	575	(75)	103	-	950	-	304	-	196	-	-	2,052
320 - Late Fee Income	76	459	187	134	78	694	101	-	-	-	88	117	1,934
325 - Interest Income	(27)	42	48	17	6	18	97	3	4	7	16	(23)	207
330 - Attorney Fee Charges to Members	-	894	400	(400)	200	9,974	2,006	400	537	400	609	-	15,020
336 - Returned Check Charge	(20)	20	140	(160)	(70)	280	-	-	30	(10)	110	(10)	310
338 - Capital Contribution	-	1,590	-	2,400	-	-	1,600	-	800	800	-	-	7,190
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	3	3	3	3	3	195
Total Income	51,212	54,187	51,236	52,109	49,051	83,951	57,803	50,262	52,057	49,370	53,128	48,726	653,092
Total Income	51,212	54,187	51,236	52,109	49,051	83,951	57,803	50,262	52,057	49,370	53,128	48,726	653,092

Operating Expense

Shared Expenses													
430 - Waste Removal	-	6,865	-	7,979	-	-	-	7,919	-	7,919	-	-	30,682
440 - Administrative Services	673	576	274	222	466	1,730	116	161	144	400	768	132	5,661
450 - Management Contract	3,069	3,069	3,069	3,069	3,069	3,069	3,069	3,069	3,069	3,069	3,069	3,069	36,830
460 - Insurance	13,778	15,805	7,131	7,139	7,139	7,139	7,139	-	-	495	33,839	8,815	108,419

Olde Ivy at Vinings Townhome Association, Inc.

Summary Statement of Revenues and Expenses For 12/31/2022

	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	-	993	1,893	4,950	89	15,597
480 - Master Association Expense	20,400	20,400	20,400	20,400	20,400	20,400	20,400	20,400	20,400	20,400	20,400	20,400	244,800
490 - Master Association Expense - Retaining Wall	-	-	-	-	-	24,000	-	-	-	-	-	-	24,000
530 - Termite Bond	-	-	-	-	-	-	-	-	-	12,039	-	-	12,039
540 - Pest Control	-	1,715	-	620	225	785	250	150	755	770	-	620	5,890
Total Shared Expenses	37,920	49,874	30,925	41,252	31,404	58,812	33,534	31,699	25,362	46,985	63,026	33,125	483,918
TH Repairs & Maintenance													
700 - TH Exterior Repairs	-	1,008	-	-	-	1,830	795	5,185	925	545	4,665	350	15,303
705 - TH Plumbing Repairs	225	-	451	-	438	-	1,163	150	-	-	-	-	2,426
710 - TH Gutter Cleaning/Repairs	-	-	2,280	-	-	-	150	-	-	1,085	-	-	3,515
718 - Maintenance Consultation	-	-	-	-	-	-	-	-	-	100	-	-	100
720 - TH Building Repair/Maint.	-	43	-	-	1,456	-	3,000	-	-	-	-	-	4,499
725 - TH General Maint.	-	93	690	-	230	10,496	1,511	1,874	625	-	-	-	15,519
Total TH Repairs & Maintenance	225	1,143	3,421	-	2,124	12,326	6,619	7,209	1,550	1,730	4,665	350	41,361
CY Repairs & Maintenance													
750 - CY Exterior Repairs	-	-	-	-	-	-	-	-	-	-	995	-	995
755 - CY Plumbing Repairs	-	-	-	-	-	-	350	-	-	725	-	-	1,075
Total CY Repairs & Maintenance	-	-	-	-	-	-	350	-	-	725	995	-	2,070
Reserve Contribution													
800 - Townhome Reserve Contribution	9,696	9,696	9,696	9,696	9,696	9,696	9,696	9,696	9,696	9,696	9,696	9,696	116,352
805 - Courtyard Reserve Contribution	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	48,672
Total Reserve Contribution	13,752	13,752	13,752	13,752	13,752	13,752	13,752	13,752	13,752	13,752	13,752	13,752	165,024
Total Expense	51,897	64,769	48,098	55,004	47,281	84,890	54,255	52,660	40,664	63,192	82,438	47,227	692,373
Operating Net Total	(\$685)	(\$10,581)	\$3,138	(\$2,895)	\$1,771	(\$939)	\$3,548	(\$2,398)	\$11,393	(\$13,821)	(\$29,310)	\$1,499	(\$39,281)

Olde Ivy at Vinings Townhome Association, Inc.

Summary Statement of Revenues and Expenses For 12/31/2022

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Income													
Income													
362 - Bank Interest	-	-	-	-	-	91	189	183	183	383	394	413	1,837
390 - Townhome Transfer from Operating	9,696	9,696	9,696	9,696	9,696	9,696	9,696	9,696	9,696	9,696	9,696	9,696	116,352
395 - Courtyard Transfer from Operating	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	48,672
Total Income	13,752	13,752	13,752	13,752	13,752	13,843	13,941	13,935	13,935	14,135	14,146	14,165	166,861
Total Income	13,752	13,752	13,752	13,752	13,752	13,843	13,941	13,935	13,935	14,135	14,146	14,165	166,861
Reserve Net Total	\$13,752	\$13,752	\$13,752	\$13,752	\$13,752	\$13,843	\$13,941	\$13,935	\$13,935	\$14,135	\$14,146	\$14,165	\$166,861
Net Total	\$13,067	\$3,171	\$16,890	\$10,857	\$15,523	\$12,904	\$17,490	\$11,538	\$25,329	\$313	(\$15,164)	\$15,664	\$127,580