

Olde Ivy at Vinings Condominium Association, Inc.

Balance Sheet For 4/30/2023

Cash

Operating Cash Account (AAB)	\$24,552.14
Truist Bank Money Market (board controlled)	\$66,605.44
Money Market (AAB)	\$17,000.41

Total Cash

	<u>\$108,157.99</u>
Total Assets	<u><u>\$108,157.99</u></u>

Liabilities

Pre-Paid Assessments	\$1,730.67
Delinquency Administration	\$20.00
Insurance Recoveries	\$22,121.24

Total Liabilities\$23,871.91**Liabilities and Equity**

Prior Years Income (Loss)	\$78,091.75
Net Income	\$6,194.33

Total Liabilities and Equity

	<u>\$84,286.08</u>
Total Liabilities / Equity	<u><u>\$108,157.99</u></u>

Olde Ivy at Vinings Condominium Association, Inc.

Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
301 - Regular Assessments	10,563.17	9,940.00	623.17	39,721.71	39,760.00	(38.29)	119,280.00
305 - Special Assessment	-	-	-	-	-	-	5,600.00
315 - Fines	-	-	-	375.00	-	375.00	-
320 - Late Charges	213.00	-	213.00	284.00	-	284.00	-
325 - Interest on Delinquent Assessments	37.23	-	37.23	42.52	-	42.52	-
336 - Returned Check Charge	80.00	-	80.00	60.00	-	60.00	-
360 - Miscellaneous Income	-	1.00	(1.00)	-	4.00	(4.00)	12.00
362 - Bank Interest Income	2.50	-	2.50	10.24	-	10.24	-
390 - Transfer to Reserve	(998.92)	-	(998.92)	(1,997.84)	-	(1,997.84)	-
Total Operating Income	9,896.98	9,941.00	(44.02)	38,495.63	39,764.00	(1,268.37)	124,892.00
Total Income	9,896.98	9,941.00	(44.02)	38,495.63	39,764.00	(1,268.37)	124,892.00

Operating Expense

General & Administrative							
450 - Management Contract	1,005.41	1,005.42	.01	4,021.64	4,021.68	.04	12,065.00
460 - Insurance	(3,290.11)	1,843.25	5,133.36	2,447.26	7,373.00	4,925.74	22,119.00
470 - Legal Expenses	-	103.08	103.08	-	412.32	412.32	1,237.00
480 - Master Association Expense	4,764.25	4,764.25	-	19,057.00	19,057.00	-	57,171.00
490 - Master Association Expense - Retaining Wall	-	-	-	-	-	-	5,600.00
500 - Administrative Services	203.68	150.00	(53.68)	826.16	600.00	(226.16)	1,800.00
510 - Accounting & Audit	-	29.17	29.17	-	116.68	116.68	350.00
Total General & Administrative	2,683.23	7,895.17	5,211.94	26,352.06	31,580.68	5,228.62	100,342.00

Repairs and Maintenance							
740 - Electrical Repairs	-	41.67	41.67	-	166.68	166.68	500.00
749 - Building Repair/Maintenance	1,390.00	62.50	(1,327.50)	2,280.00	250.00	(2,030.00)	750.00
750 - Plumbing Repairs	-	-	-	2,700.88	-	(2,700.88)	-
775 - Roof Repairs	-	41.67	41.67	-	166.68	166.68	500.00
Total Repairs and Maintenance	1,390.00	145.84	(1,244.16)	4,980.88	583.36	(4,397.52)	1,750.00

Utilities/Sanitation/Pest Control							
400 - Electric	202.30	180.00	(22.30)	1,021.21	720.00	(301.21)	2,160.00
430 - Waste Removal / Sanitation	-	1,555.00	1,555.00	1,494.99	3,110.00	1,615.01	6,220.00
435 - Termite	-	127.75	127.75	-	511.00	511.00	1,533.00
440 - Pest Control	150.00	-	(150.00)	450.00	300.00	(150.00)	900.00
Total Utilities/Sanitation/Pest Control	352.30	1,862.75	1,510.45	2,966.20	4,641.00	1,674.80	10,813.00

Reserve							
800 - Transfer to Reserves	(998.92)	998.92	1,997.84	(1,997.84)	3,995.68	5,993.52	11,987.00
Total Reserve	(998.92)	998.92	1,997.84	(1,997.84)	3,995.68	5,993.52	11,987.00

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Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Expense	3,426.61	10,902.68	7,476.07	32,301.30	40,800.72	8,499.42	124,892.00
Operating Net Total	6,470.37	(961.68)	7,432.05	6,194.33	(1,036.72)	7,231.05	-
Net Total	6,470.37	(961.68)	7,432.05	6,194.33	(1,036.72)	7,231.05	-

Olde Ivy at Vinings Condominium Association, Inc.

Summary Statement of Revenues and Expenses For 4/30/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
301 - Regular Assessments	9,940	9,634	9,585	10,563	-	-	-	-	-	-	-	-	39,722
315 - Fines	368	7	-	-	-	-	-	-	-	-	-	-	375
320 - Late Charges	71	-	-	213	-	-	-	-	-	-	-	-	284
325 - Interest on Delinquent Assessments	5	-	-	37	-	-	-	-	-	-	-	-	43
336 - Returned Check Charge	-	(20)	-	80	-	-	-	-	-	-	-	-	60
362 - Bank Interest Income	3	2	3	3	-	-	-	-	-	-	-	-	10
390 - Transfer to Reserve	-	-	(999)	(999)	-	-	-	-	-	-	-	-	-1,998
Total Operating Income	10,387	9,623	8,589	9,897	-	-	-	-	-	-	-	-	38,496
Total Income	10,387	9,623	8,589	9,897	-	-	-	-	-	-	-	-	38,496

Operating Expense

General & Administrative													
450 - Management Contract	1,005	1,005	1,005	1,005	-	-	-	-	-	-	-	-	4,022
460 - Insurance	3,993	1,744	-	(3,290)	-	-	-	-	-	-	-	-	2,447
480 - Master Association Expense	4,764	4,764	4,764	4,764	-	-	-	-	-	-	-	-	19,057
500 - Administrative Services	229	201	192	204	-	-	-	-	-	-	-	-	826
Total General & Administrative	9,992	7,715	5,962	2,683	-	-	-	-	-	-	-	-	26,352
Repairs and Maintenance													
749 - Building Repair/Maintence	755	-	135	1,390	-	-	-	-	-	-	-	-	2,280
750 - Plumbing Repairs	1,325	376	1,000	-	-	-	-	-	-	-	-	-	2,701
Total Repairs and Maintenance	2,080	376	1,135	1,390	-	-	-	-	-	-	-	-	4,981
Utilities/Sanitation/Pest Control													
400 - Electric	506	313	-	202	-	-	-	-	-	-	-	-	1,021
430 - Waste Removal / Sanitation	1,495	-	-	-	-	-	-	-	-	-	-	-	1,495
440 - Pest Control	150	-	150	150	-	-	-	-	-	-	-	-	450
Total Utilities/Sanitation/Pest Control	2,151	313	150	352	-	-	-	-	-	-	-	-	2,966

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Summary Statement of Revenues and Expenses For 4/30/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
Reserve													
800 - Transfer to Reserves	-	-	(999)	(999)	-	-	-	-	-	-	-	-	-1,998
Total Reserve	-	-	(999)	(999)	-	-	-	-	-	-	-	-	-1,998
Total Expense	14,223	8,403	6,248	3,427	-	-	-	-	-	-	-	-	32,301
Operating Net Total	(\$3,836)	\$1,220	\$2,341	\$6,470	-	-	-	-	-	-	-	-	\$6,194
Net Total	(\$3,836)	\$1,220	\$2,341	\$6,470	-	-	-	-	-	-	-	-	\$6,194