

Olde Ivy at Vinings Condominium Association, Inc.

Balance Sheet For 2/28/2023

Cash

Operating Cash Account (AAB)	(\$2,355.18)
Truist Bank Money Market (board controlled)	\$66,604.87
Money Market (AAB)	\$14,998.73

Total Cash

	<u>\$79,248.42</u>
Total Assets	<u><u>\$79,248.42</u></u>

Liabilities

Pre-Paid Assessments	\$2,510.84
Delinquency Administration	\$15.00
Insurance Recoveries	\$2,770.02
Leasing Fees Due to RMS	\$747.00

Total Liabilities\$6,042.86**Liabilities and Equity**

Prior Years Income (Loss)	\$78,091.75
Net Income	(\$4,886.19)

Total Liabilities and Equity

	<u>\$73,205.56</u>
Total Liabilities / Equity	<u><u>\$79,248.42</u></u>

Olde Ivy at Vinings Condominium Association, Inc.

Statement of Revenues and Expenses 2/1/2023 - 2/28/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
301 - Regular Assessments	9,633.54	9,940.00	(306.46)	19,573.54	19,880.00	(306.46)	119,280.00
305 - Special Assessment	-	-	-	-	-	-	5,600.00
315 - Fines	6.54	-	6.54	375.00	-	375.00	-
320 - Late Charges	-	-	-	71.00	-	71.00	-
325 - Interest on Delinquent Assessments	.41	-	.41	5.29	-	5.29	-
336 - Returned Check Charge	(20.00)	-	(20.00)	(20.00)	-	(20.00)	-
360 - Miscellaneous Income	-	1.00	(1.00)	-	2.00	(2.00)	12.00
362 - Bank Interest Income	2.32	-	2.32	4.96	-	4.96	-
Total Operating Income	9,622.81	9,941.00	(318.19)	20,009.79	19,882.00	127.79	124,892.00
Total Income	9,622.81	9,941.00	(318.19)	20,009.79	19,882.00	127.79	124,892.00
Operating Expense							
General & Administrative							
450 - Management Contract	1,005.41	1,005.42	.01	2,010.82	2,010.84	.02	12,065.00
460 - Insurance	4,013.37	1,843.25	(2,170.12)	8,006.74	3,686.50	(4,320.24)	22,119.00
470 - Legal Expenses	-	103.08	103.08	-	206.16	206.16	1,237.00
480 - Master Association Expense	4,764.25	4,764.25	-	9,528.50	9,528.50	-	57,171.00
490 - Master Association Expense - Retaining Wall	-	-	-	-	-	-	5,600.00
500 - Administrative Services	200.93	150.00	(50.93)	430.14	300.00	(130.14)	1,800.00
510 - Accounting & Audit	-	29.17	29.17	-	58.34	58.34	350.00
Total General & Administrative	9,983.96	7,895.17	(2,088.79)	19,976.20	15,790.34	(4,185.86)	100,342.00
Repairs and Maintenance							
740 - Electrical Repairs	-	41.67	41.67	-	83.34	83.34	500.00
749 - Building Repair/Maintenance	-	62.50	62.50	755.00	125.00	(630.00)	750.00
750 - Plumbing Repairs	375.88	-	(375.88)	1,700.88	-	(1,700.88)	-
775 - Roof Repairs	-	41.67	41.67	-	83.34	83.34	500.00
Total Repairs and Maintenance	375.88	145.84	(230.04)	2,455.88	291.68	(2,164.20)	1,750.00
Utilities/Sanitation/Pest Control							
400 - Electric	312.84	180.00	(132.84)	818.91	360.00	(458.91)	2,160.00
430 - Waste Removal / Sanitation	-	-	-	1,494.99	1,555.00	60.01	6,220.00
435 - Termite	-	127.75	127.75	-	255.50	255.50	1,533.00
440 - Pest Control	-	-	-	150.00	150.00	-	900.00
Total Utilities/Sanitation/Pest Control	312.84	307.75	(5.09)	2,463.90	2,320.50	(143.40)	10,813.00
Reserve							
800 - Transfer to Reserves	-	998.92	998.92	-	1,997.84	1,997.84	11,987.00
Total Reserve	-	998.92	998.92	-	1,997.84	1,997.84	11,987.00
Total Expense	10,672.68	9,347.68	(1,325.00)	24,895.98	20,400.36	(4,495.62)	124,892.00

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Statement of Revenues and Expenses 2/1/2023 - 2/28/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Total	(1,049.87)	593.32	(1,643.19)	(4,886.19)	(518.36)	(4,367.83)	-
Net Total	(1,049.87)	593.32	(1,643.19)	(4,886.19)	(518.36)	(4,367.83)	-

Olde Ivy at Vinings Condominium Association, Inc.

Summary Statement of Revenues and Expenses For 2/28/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
301 - Regular Assessments	9,940	9,634	-	-	-	-	-	-	-	-	-	-	19,574
315 - Fines	368	7	-	-	-	-	-	-	-	-	-	-	375
320 - Late Charges	71	-	-	-	-	-	-	-	-	-	-	-	71
325 - Interest on Delinquent Assessments	5	-	-	-	-	-	-	-	-	-	-	-	5
336 - Returned Check Charge	-	(20)	-	-	-	-	-	-	-	-	-	-	-20
362 - Bank Interest Income	3	2	-	-	-	-	-	-	-	-	-	-	5
Total Operating Income	10,387	9,623	-	-	-	-	-	-	-	-	-	-	20,010
Total Income	10,387	9,623	-	-	-	-	-	-	-	-	-	-	20,010

Operating Expense

General & Administrative													
450 - Management Contract	1,005	1,005	-	-	-	-	-	-	-	-	-	-	2,011
460 - Insurance	3,993	4,013	-	-	-	-	-	-	-	-	-	-	8,007
480 - Master Association Expense	4,764	4,764	-	-	-	-	-	-	-	-	-	-	9,529
500 - Administrative Services	229	201	-	-	-	-	-	-	-	-	-	-	430
Total General & Administrative	9,992	9,984	-	-	-	-	-	-	-	-	-	-	19,976

Repairs and Maintenance

749 - Building Repair/Maintenance	755	-	-	-	-	-	-	-	-	-	-	-	755
750 - Plumbing Repairs	1,325	376	-	-	-	-	-	-	-	-	-	-	1,701
Total Repairs and Maintenance	2,080	376	-	-	-	-	-	-	-	-	-	-	2,456

Utilities/Sanitation/Pest Control

400 - Electric	506	313	-	-	-	-	-	-	-	-	-	-	819
430 - Waste Removal / Sanitation	1,495	-	-	-	-	-	-	-	-	-	-	-	1,495
440 - Pest Control	150	-	-	-	-	-	-	-	-	-	-	-	150
Total Utilities/Sanitation/Pest Control	2,151	313	-	-	-	-	-	-	-	-	-	-	2,464

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Summary Statement of Revenues and Expenses For 2/28/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
Total Expense	14,223	10,673	-	-	-	-	-	-	-	-	-	-	24,896
Operating Net Total	(\$3,836)	(\$1,050)	-	-	-	-	-	-	-	-	-	-	(\$4,886)
Net Total	(\$3,836)	(\$1,050)	-	-	-	-	-	-	-	-	-	-	(\$4,886)