

Olde Ivy at Vinings Condominium Association, Inc.

Balance Sheet For 1/31/2023

Cash

| | |
|---|-------------|
| Operating Cash Account (AAB) | (\$841.71) |
| Truist Bank Money Market (board controlled) | \$66,603.79 |
| Money Market (AAB) | \$14,997.00 |

Total Cash

| | |
|---------------------|---------------------------|
| | <u>\$80,759.08</u> |
| Total Assets | <u>\$80,759.08</u> |

Liabilities

| | |
|----------------------------|------------|
| Pre-Paid Assessments | \$2,865.84 |
| Delinquency Administration | \$10.00 |
| Insurance Recoveries | \$2,770.02 |
| Leasing Fees Due to RMS | \$996.00 |

Total Liabilities

\$6,641.86

Liabilities and Equity

| | |
|---------------------------|--------------|
| Prior Years Income (Loss) | \$77,954.11 |
| Net Income | (\$3,836.89) |

Total Liabilities and Equity

| | |
|-----------------------------------|---------------------------|
| | <u>\$74,117.22</u> |
| Total Liabilities / Equity | <u>\$80,759.08</u> |

Olde Ivy at Vinings Condominium Association, Inc.

Statement of Revenues and Expenses 1/1/2023 - 1/31/2023

| | Current Period | | | Year To Date | | | Annual Budget |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Operating Income | | | | | | | |
| 301 - Regular Assessments | 9,940.00 | 9,940.00 | - | 9,940.00 | 9,940.00 | - | 119,280.00 |
| 305 - Special Assessment | - | - | - | - | - | - | 5,600.00 |
| 315 - Fines | 368.46 | - | 368.46 | 368.46 | - | 368.46 | - |
| 320 - Late Charges | 71.00 | - | 71.00 | 71.00 | - | 71.00 | - |
| 325 - Interest on Delinquent Assessments | 4.88 | - | 4.88 | 4.88 | - | 4.88 | - |
| 360 - Miscellaneous Income | - | 1.00 | (1.00) | - | 1.00 | (1.00) | 12.00 |
| 362 - Bank Interest Income | 2.07 | - | 2.07 | 2.07 | - | 2.07 | - |
| Total Operating Income | 10,386.41 | 9,941.00 | 445.41 | 10,386.41 | 9,941.00 | 445.41 | 124,892.00 |
| Total Income | 10,386.41 | 9,941.00 | 445.41 | 10,386.41 | 9,941.00 | 445.41 | 124,892.00 |
| Operating Expense | | | | | | | |
| General & Administrative | | | | | | | |
| 450 - Management Contract | 1,005.41 | 1,005.42 | .01 | 1,005.41 | 1,005.42 | .01 | 12,065.00 |
| 460 - Insurance | 3,993.37 | 1,843.25 | (2,150.12) | 3,993.37 | 1,843.25 | (2,150.12) | 22,119.00 |
| 470 - Legal Expenses | - | 103.08 | 103.08 | - | 103.08 | 103.08 | 1,237.00 |
| 480 - Master Association Expense | 4,764.25 | 4,764.25 | - | 4,764.25 | 4,764.25 | - | 57,171.00 |
| 490 - Master Association Expense - Retaining Wall | - | - | - | - | - | - | 5,600.00 |
| 500 - Administrative Services | 229.21 | 150.00 | (79.21) | 229.21 | 150.00 | (79.21) | 1,800.00 |
| 510 - Accounting & Audit | - | 29.17 | 29.17 | - | 29.17 | 29.17 | 350.00 |
| Total General & Administrative | 9,992.24 | 7,895.17 | (2,097.07) | 9,992.24 | 7,895.17 | (2,097.07) | 100,342.00 |
| Repairs and Maintenance | | | | | | | |
| 740 - Electrical Repairs | - | 41.67 | 41.67 | - | 41.67 | 41.67 | 500.00 |
| 749 - Building Repair/Maintenance | 755.00 | 62.50 | (692.50) | 755.00 | 62.50 | (692.50) | 750.00 |
| 750 - Plumbing Repairs | 1,325.00 | - | (1,325.00) | 1,325.00 | - | (1,325.00) | - |
| 775 - Roof Repairs | - | 41.67 | 41.67 | - | 41.67 | 41.67 | 500.00 |
| Total Repairs and Maintenance | 2,080.00 | 145.84 | (1,934.16) | 2,080.00 | 145.84 | (1,934.16) | 1,750.00 |
| Utilities/Sanitation/Pest Control | | | | | | | |
| 400 - Electric | 506.07 | 180.00 | (326.07) | 506.07 | 180.00 | (326.07) | 2,160.00 |
| 430 - Waste Removal / Sanitation | 1,494.99 | 1,555.00 | 60.01 | 1,494.99 | 1,555.00 | 60.01 | 6,220.00 |
| 435 - Termite | - | 127.75 | 127.75 | - | 127.75 | 127.75 | 1,533.00 |
| 440 - Pest Control | 150.00 | 150.00 | - | 150.00 | 150.00 | - | 900.00 |
| Total Utilities/Sanitation/Pest Control | 2,151.06 | 2,012.75 | (138.31) | 2,151.06 | 2,012.75 | (138.31) | 10,813.00 |
| Reserve | | | | | | | |
| 800 - Transfer to Reserves | - | 998.92 | 998.92 | - | 998.92 | 998.92 | 11,987.00 |
| Total Reserve | - | 998.92 | 998.92 | - | 998.92 | 998.92 | 11,987.00 |
| Total Expense | 14,223.30 | 11,052.68 | (3,170.62) | 14,223.30 | 11,052.68 | (3,170.62) | 124,892.00 |
| Operating Net Total | (3,836.89) | (1,111.68) | (2,725.21) | (3,836.89) | (1,111.68) | (2,725.21) | - |

Net Total

(3,836.89)

(1,111.68)

(2,725.21)

(3,836.89)

(1,111.68)

(2,725.21)

-

Olde Ivy at Vinings Condominium Association, Inc.

Summary Statement of Revenues and Expenses For 1/31/2023

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Total |
|--|---------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|---------------|
| Operating Income | | | | | | | | | | | | | |
| 301 - Regular Assessments | 9,940 | - | - | - | - | - | - | - | - | - | - | - | 9,940 |
| 315 - Fines | 368 | - | - | - | - | - | - | - | - | - | - | - | 368 |
| 320 - Late Charges | 71 | - | - | - | - | - | - | - | - | - | - | - | 71 |
| 325 - Interest on Delinquent Assessments | 5 | - | - | - | - | - | - | - | - | - | - | - | 5 |
| 362 - Bank Interest Income | 2 | - | - | - | - | - | - | - | - | - | - | - | 2 |
| Total Operating Income | 10,386 | - | - | - | - | - | - | - | - | - | - | - | 10,386 |
| Total Income | 10,386 | - | - | - | - | - | - | - | - | - | - | - | 10,386 |

Operating Expense

| | | | | | | | | | | | | | |
|---|--------------|---|---|---|---|---|---|---|---|---|---|---|--------------|
| General & Administrative | | | | | | | | | | | | | |
| 450 - Management Contract | 1,005 | - | - | - | - | - | - | - | - | - | - | - | 1,005 |
| 460 - Insurance | 3,993 | - | - | - | - | - | - | - | - | - | - | - | 3,993 |
| 480 - Master Association Expense | 4,764 | - | - | - | - | - | - | - | - | - | - | - | 4,764 |
| 500 - Administrative Services | 229 | - | - | - | - | - | - | - | - | - | - | - | 229 |
| Total General & Administrative | 9,992 | - | - | - | - | - | - | - | - | - | - | - | 9,992 |

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

| | | | | | | | | | | | | | |
|--|---------------|---|---|---|---|---|---|---|---|---|---|---|---------------|
| Utilities/Sanitation/Pest Control | | | | | | | | | | | | | |
| 400 - Electric | 506 | - | - | - | - | - | - | - | - | - | - | - | 506 |
| 430 - Waste Removal / Sanitation | 1,495 | - | - | - | - | - | - | - | - | - | - | - | 1,495 |
| 440 - Pest Control | 150 | - | - | - | - | - | - | - | - | - | - | - | 150 |
| Total Utilities/Sanitation/Pest Control | 2,151 | - | - | - | - | - | - | - | - | - | - | - | 2,151 |
| Total Expense | 14,223 | - | - | - | - | - | - | - | - | - | - | - | 14,223 |

Olde Ivy at Vinings Condominium Association, Inc.

Summary Statement of Revenues and Expenses For 1/31/2023

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Total |
|---------------------|-----------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----------|
| Operating Net Total | (\$3,837) | - | - | - | - | - | - | - | - | - | - | - | (\$3,837) |
| Net Total | (\$3,837) | - | - | - | - | - | - | - | - | - | - | - | (\$3,837) |