

Olde Ivy at Vinings Townhome Association, Inc.

Balance Sheet For 4/30/2023

Cash

Operating Cash Account (AAB)	\$101,970.13
TH Money Market (AAB)	\$50,010.27
Courtyard Reserves (AAB)	\$25,003.09
TH ICS Reserves (AAB)	\$784,363.44
Courtyard ICS Reserves (AAB)	\$203,634.37

Total Cash**\$1,164,981.30****Total Assets****\$1,164,981.30**

Liabilities

Pre-Paid Assessments	\$32,112.23
Delinquency Administration	\$35.00

Total Liabilities**\$32,147.23****Equity**

Prior Years Income (Loss)	\$1,095,280.79
Net Income	\$37,553.28

Total Equity**\$1,132,834.07****Total Liabilities / Equity****\$1,164,981.30**

Olde Ivy at Vinings Townhome 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							
Income							
301 - Master/Neighborhood Association Expense	20,230.00	20,400.00	(170.00)	81,956.67	81,600.00	356.67	244,800.00
302 - Shared Expenses	13,739.00	13,680.00	59.00	55,114.00	54,720.00	394.00	164,160.00
305 - Special Assessments	-	-	-	-	-	-	24,000.00
306 - Townhome Repair & Maintenance Expense	1,455.00	1,440.00	15.00	5,850.00	5,760.00	90.00	17,280.00
307 - Townhome Reserve Contribution	9,896.79	9,696.00	200.79	39,443.73	38,784.00	659.73	116,352.00
308 - Courtyard Repair & Maintenance Expense	1,008.00	1,008.00	-	4,032.00	4,032.00	-	12,096.00
309 - Courtyard Reserve Contribution	4,056.00	4,056.00	-	16,224.00	16,224.00	-	48,672.00
315 - Fines	80.08	100.00	(19.92)	430.89	400.00	30.89	1,200.00
320 - Late Fee Income	-	208.33	(208.33)	627.66	833.32	(205.66)	2,500.00
325 - Interest Income	319.92	41.67	278.25	893.26	166.68	726.58	500.00
330 - Attorney Fee Charges to Members	-	400.00	(400.00)	-	1,600.00	(1,600.00)	4,800.00
336 - Returned Check Charge	-	40.00	(40.00)	110.00	160.00	(50.00)	480.00
337 - Clubhouse Rental Income	850.00	-	850.00	1,035.00	-	1,035.00	-
338 - Capital Contribution	-	400.00	(400.00)	800.00	1,600.00	(800.00)	4,800.00
356 - Pool Key/Card	20.00	-	20.00	20.00	-	20.00	-
362 - Bank Interest	2.49	30.00	(27.51)	10.60	120.00	(109.40)	360.00
Total Income	51,657.28	51,500.00	157.28	206,547.81	206,000.00	547.81	642,000.00
Total Income	51,657.28	51,500.00	157.28	206,547.81	206,000.00	547.81	642,000.00

Operating Expense

Shared Expenses

430 - Waste Removal	-	7,979.10	7,979.10	7,919.10	15,958.20	8,039.10	31,916.40
440 - Administrative Services	180.44	291.67	111.23	1,077.51	1,166.68	89.17	3,500.00
450 - Management Contract	3,069.17	3,069.17	-	12,276.68	12,276.68	-	36,830.00
460 - Insurance	7,649.00	8,021.81	372.81	30,596.00	32,087.24	1,491.24	89,991.95
470 - Legal Expenses	735.00	833.33	98.33	1,435.00	2,733.36	1,298.36	9,400.00
480 - Master Association Expense	20,400.00	20,400.00	-	81,600.00	81,600.00	-	244,800.00
490 - Master Association Expense - Retaining Wall	-	-	-	-	-	-	24,000.00
500 - Reserve Study	-	-	-	-	-	-	650.00
510 - Income Tax	-	-	-	-	396.00	396.00	396.00
520 - Property Taxes	-	-	-	-	-	-	450.00
530 - Termite Bond	-	-	-	-	-	-	12,039.00
540 - Pest Control	620.00	-	(620.00)	1,240.00	1,240.00	-	3,720.00
Total Shared Expenses	32,653.61	40,595.08	7,941.47	136,144.29	147,458.16	11,313.87	457,693.35

TH Repairs & Maintenance

700 - TH Exterior Repairs	6,600.90	375.00	(6,225.90)	7,935.90	1,500.00	(6,435.90)	4,500.00
705 - TH Plumbing Repairs	-	333.33	333.33	-	1,333.32	1,333.32	4,000.00
710 - TH Gutter Cleaning/Repairs	700.00	-	(700.00)	3,266.00	-	(3,266.00)	2,500.00

Olde Ivy at Vinings Townhome 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 Expense							
715 - TH Roof Repairs	-	166.67	166.67	10,975.00	666.68	(10,308.32)	2,000.00
718 - Maintenance Consultation	1,050.00	-	(1,050.00)	1,050.00	-	(1,050.00)	-
720 - TH Building Repair/Maint.	-	500.00	500.00	-	2,000.00	2,000.00	6,000.00
725 - TH General Maint.	-	1,333.33	1,333.33	-	5,333.32	5,333.32	16,000.00
Total TH Repairs & Maintenance	8,350.90	2,708.33	(5,642.57)	23,226.90	10,833.32	(12,393.58)	35,000.00
CY Repairs & Maintenance							
750 - CY Exterior Repairs	-	250.00	250.00	2,240.00	1,000.00	(1,240.00)	3,000.00
755 - CY Plumbing Repairs	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
760 - CY Gutter Cleaning/Repair	-	125.00	125.00	504.00	500.00	(4.00)	1,500.00
765 - CY Roof Repairs	-	83.33	83.33	-	333.32	333.32	1,000.00
770 - CY Building Repair/Maint.	-	400.00	400.00	-	1,600.00	1,600.00	4,800.00
775 - CY General Maint.	-	83.33	83.33	-	333.32	333.32	1,000.00
Total CY Repairs & Maintenance	-	1,191.66	1,191.66	2,744.00	4,766.64	2,022.64	14,300.00
Reserve Contribution							
800 - Townhome Reserve Contribution	8,763.35	9,696.00	932.65	35,053.40	38,784.00	3,730.60	116,352.00
805 - Courtyard Reserve Contribution	3,692.53	4,056.00	363.47	14,770.12	16,224.00	1,453.88	48,672.00
Total Reserve Contribution	12,455.88	13,752.00	1,296.12	49,823.52	55,008.00	5,184.48	165,024.00
Reserve Expenses-Townhomes							
851 - CAP TH Exterior Painting/Repairs	1,350.00	-	(1,350.00)	7,350.00	-	(7,350.00)	-
Total Reserve Expenses-Townhomes	1,350.00	-	(1,350.00)	7,350.00	-	(7,350.00)	-
Reserve Expenses- Courtyard							
900 - CAP CY Exterior Painting/Repairs	-	-	-	1,375.00	-	(1,375.00)	-
Total Reserve Expenses- Courtyard	-	-	-	1,375.00	-	(1,375.00)	-
Total Expense	54,810.39	58,247.07	3,436.68	220,663.71	218,066.12	(2,597.59)	672,017.35
Operating Net Total	(3,153.11)	(6,747.07)	3,593.96	(14,115.90)	(12,066.12)	(2,049.78)	(30,017.35)

Olde Ivy at Vinings Townhome 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	
Reserve Income							
Income							
362 - Bank Interest	486.02	-	486.02	1,845.66	-	1,845.66	-
390 - Townhome Transfer from Operating	8,763.35	9,696.00	(932.65)	35,053.40	38,784.00	(3,730.60)	116,352.00
395 - Courtyard Transfer from Operating	3,692.53	4,056.00	(363.47)	14,770.12	16,224.00	(1,453.88)	48,672.00
Total Income	12,941.90	13,752.00	(810.10)	51,669.18	55,008.00	(3,338.82)	165,024.00
Total Income	12,941.90	13,752.00	(810.10)	51,669.18	55,008.00	(3,338.82)	165,024.00
Reserve Expense							
Reserve Expenses-Townhomes							
851 - CAP TH Exterior Painting/Repairs	-	216,000.00	216,000.00	-	216,000.00	216,000.00	216,000.00
Total Reserve Expenses-Townhomes	-	216,000.00	216,000.00	-	216,000.00	216,000.00	216,000.00
Reserve Expenses- Courtyard							
900 - CAP CY Exterior Painting/Repairs	-	84,500.00	84,500.00	-	84,500.00	84,500.00	84,500.00
Total Reserve Expenses- Courtyard	-	84,500.00	84,500.00	-	84,500.00	84,500.00	84,500.00
Total Expense	-	300,500.00	300,500.00	-	300,500.00	300,500.00	300,500.00
Reserve Net Total	12,941.90	(286,748.00)	299,689.90	51,669.18	(245,492.00)	297,161.18	(135,476.00)
Net Total	9,788.79	(293,495.07)	303,283.86	37,553.28	(257,558.12)	295,111.40	(165,493.35)

Olde Ivy at Vinings Townhome 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													
Income													
301 - Master/Neighborhood Association Expense	20,247	21,080	20,400	20,230	-	-	-	-	-	-	-	-	81,957
302 - Shared Expenses	13,680	14,188	13,507	13,739	-	-	-	-	-	-	-	-	55,114
306 - Townhome Repair & Maintenance Expense	1,455	1,530	1,410	1,455	-	-	-	-	-	-	-	-	5,850
307 - Townhome Reserve Contribution	9,836	10,317	9,394	9,897	-	-	-	-	-	-	-	-	39,444
308 - Courtyard Repair & Maintenance Expense	966	1,050	1,008	1,008	-	-	-	-	-	-	-	-	4,032
309 - Courtyard Reserve Contribution	3,882	4,230	4,056	4,056	-	-	-	-	-	-	-	-	16,224
315 - Fines	1	250	100	80	-	-	-	-	-	-	-	-	431
320 - Late Fee Income	400	228	-	-	-	-	-	-	-	-	-	-	628
325 - Interest Income	-	173	400	320	-	-	-	-	-	-	-	-	893
336 - Returned Check Charge	(10)	120	-	-	-	-	-	-	-	-	-	-	110
337 - Clubhouse Rental Income	-	185	-	850	-	-	-	-	-	-	-	-	1,035
338 - Capital Contribution	800	-	-	-	-	-	-	-	-	-	-	-	800
356 - Pool Key/Card	-	-	-	20	-	-	-	-	-	-	-	-	20
362 - Bank Interest	3	3	3	2	-	-	-	-	-	-	-	-	11
Total Income	51,259	53,354	50,278	51,657	-	-	-	-	-	-	-	-	206,548
Total Income	51,259	53,354	50,278	51,657	-	-	-	-	-	-	-	-	206,548

Operating Expense

Shared Expenses													
430 - Waste Removal	7,919	-	-	-	-	-	-	-	-	-	-	-	7,919
440 - Administrative Services	639	124	135	180	-	-	-	-	-	-	-	-	1,078
450 - Management Contract	3,069	3,069	3,069	3,069	-	-	-	-	-	-	-	-	12,277
460 - Insurance	7,649	7,649	7,649	7,649	-	-	-	-	-	-	-	-	30,596
470 - Legal Expenses	700	-	-	735	-	-	-	-	-	-	-	-	1,435
480 - Master Association Expense	20,400	20,400	20,400	20,400	-	-	-	-	-	-	-	-	81,600
540 - Pest Control	-	620	-	620	-	-	-	-	-	-	-	-	1,240

Olde Ivy at Vinings Townhome 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 Expense													
Total Shared Expenses	40,376	31,862	31,253	32,654	-	-	-	-	-	-	-	-	136,144
TH Repairs & Maintenance													
700 - TH Exterior Repairs	-	-	1,335	6,601	-	-	-	-	-	-	-	-	7,936
710 - TH Gutter Cleaning/Repairs	2,016	350	200	700	-	-	-	-	-	-	-	-	3,266
715 - TH Roof Repairs	-	-	10,975	-	-	-	-	-	-	-	-	-	10,975
718 - Maintenance Consultation	-	-	-	1,050	-	-	-	-	-	-	-	-	1,050
Total TH Repairs & Maintenance	2,016	350	12,510	8,351	-	-	-	-	-	-	-	-	23,227
CY Repairs & Maintenance													
750 - CY Exterior Repairs	-	-	2,240	-	-	-	-	-	-	-	-	-	2,240
760 - CY Gutter Cleaning/Repair	504	-	-	-	-	-	-	-	-	-	-	-	504
Total CY Repairs & Maintenance	504	-	2,240	-	-	-	-	-	-	-	-	-	2,744
Reserve Contribution													
800 - Townhome Reserve Contribution	8,763	8,763	8,763	8,763	-	-	-	-	-	-	-	-	35,053
805 - Courtyard Reserve Contribution	3,693	3,693	3,693	3,693	-	-	-	-	-	-	-	-	14,770
Total Reserve Contribution	12,456	12,456	12,456	12,456	-	-	-	-	-	-	-	-	49,824
Reserve Expenses-Townhomes													
851 - CAP TH Exterior Painting/Repairs	-	-	6,000	1,350	-	-	-	-	-	-	-	-	7,350
Total Reserve Expenses-Townhomes	-	-	6,000	1,350	-	-	-	-	-	-	-	-	7,350
Reserve Expenses- Courtyard													
900 - CAP CY Exterior Painting/Repairs	-	-	1,375	-	-	-	-	-	-	-	-	-	1,375
Total Reserve Expenses- Courtyard	-	-	1,375	-	-	-	-	-	-	-	-	-	1,375
Total Expense	55,352	44,668	65,834	54,810	-	-	-	-	-	-	-	-	220,664
Operating Net Total	(\$4,093)	\$8,686	(\$15,556)	(\$3,153)	-	-	-	-	-	-	-	-	(\$14,116)

Olde Ivy at Vinings Townhome 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
Reserve Income													
Income													
362 - Bank Interest	422	442	496	486	-	-	-	-	-	-	-	-	1,846
390 - Townhome Transfer from Operating	8,763	8,763	8,763	8,763	-	-	-	-	-	-	-	-	35,053
395 - Courtyard Transfer from Operating	3,693	3,693	3,693	3,693	-	-	-	-	-	-	-	-	14,770
Total Income	12,878	12,897	12,952	12,942	-	-	-	-	-	-	-	-	51,669
Total Income	12,878	12,897	12,952	12,942	-	-	-	-	-	-	-	-	51,669
Reserve Net Total	\$12,878	\$12,897	\$12,952	\$12,942	-	-	-	-	-	-	-	-	\$51,669
Net Total	\$8,785	\$21,583	(\$2,604)	\$9,789	-	-	-	-	-	-	-	-	\$37,553