

# Olde Ivy at Vinings Townhome Association, Inc.

Balance Sheet For 2/28/2023

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## Cash

Operating Cash Account (AAB)	\$116,416.76
TH Money Market (AAB)	\$50,009.59
Courtyard Reserves (AAB)	\$25,002.88
TH ICS Reserves (AAB)	\$765,977.97
Courtyard ICS Reserves (AAB)	\$196,127.13

## Total Cash

**\$1,153,534.33**

## Total Assets

**\$1,153,534.33**

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## Liabilities

Pre-Paid Assessments	\$27,536.89
Delinquency Administration	\$49.19
Leasing Fees Due to RMS	\$299.00

## Total Liabilities

**\$27,885.08**

## Equity

Prior Years Income (Loss)	\$1,095,280.79
Net Income	\$30,368.46

## Total Equity

**\$1,125,649.25**

## Total Liabilities / Equity

**\$1,153,534.33**

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# Olde Ivy at Vinings Townhome 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	
<b>Operating Income</b>							
<b>Income</b>							
301 - Master/Neighborhood Association Expense	21,080.00	20,400.00	680.00	41,326.67	40,800.00	526.67	244,800.00
302 - Shared Expenses	14,188.00	13,680.00	508.00	27,868.00	27,360.00	508.00	164,160.00
305 - Special Assessments	-	-	-	-	-	-	24,000.00
306 - Townhome Repair & Maintenance Expense	1,530.00	1,440.00	90.00	2,985.00	2,880.00	105.00	17,280.00
307 - Townhome Reserve Contribution	10,317.00	9,696.00	621.00	20,152.73	19,392.00	760.73	116,352.00
308 - Courtyard Repair & Maintenance Expense	1,050.00	1,008.00	42.00	2,016.00	2,016.00	-	12,096.00
309 - Courtyard Reserve Contribution	4,230.00	4,056.00	174.00	8,112.00	8,112.00	-	48,672.00
315 - Fines	250.00	100.00	150.00	250.81	200.00	50.81	1,200.00
320 - Late Fee Income	227.66	208.33	19.33	627.66	416.66	211.00	2,500.00
325 - Interest Income	173.34	41.67	131.67	173.34	83.34	90.00	500.00
330 - Attorney Fee Charges to Members	-	400.00	(400.00)	-	800.00	(800.00)	4,800.00
336 - Returned Check Charge	120.00	40.00	80.00	110.00	80.00	30.00	480.00
337 - Clubhouse Rental Income	185.00	-	185.00	185.00	-	185.00	-
338 - Capital Contribution	-	400.00	(400.00)	800.00	800.00	-	4,800.00
362 - Bank Interest	2.55	30.00	(27.45)	5.28	60.00	(54.72)	360.00
<b>Total Income</b>	<b>53,353.55</b>	<b>51,500.00</b>	<b>1,853.55</b>	<b>104,612.49</b>	<b>103,000.00</b>	<b>1,612.49</b>	<b>642,000.00</b>
<b>Total Income</b>	<b>53,353.55</b>	<b>51,500.00</b>	<b>1,853.55</b>	<b>104,612.49</b>	<b>103,000.00</b>	<b>1,612.49</b>	<b>642,000.00</b>

## Operating Expense

### Shared Expenses

430 - Waste Removal	-	-	-	7,919.10	7,979.10	60.00	31,916.40
440 - Administrative Services	123.78	291.67	167.89	762.41	583.34	(179.07)	3,500.00
450 - Management Contract	3,069.17	3,069.17	-	6,138.34	6,138.34	-	36,830.00
460 - Insurance	7,649.00	8,021.81	372.81	15,298.00	16,043.62	745.62	89,991.95
470 - Legal Expenses	-	833.33	833.33	700.00	1,066.70	366.70	9,400.00
480 - Master Association Expense	20,400.00	20,400.00	-	40,800.00	40,800.00	-	244,800.00
490 - Master Association Expense - Retaining Wall	-	-	-	-	-	-	24,000.00
500 - Reserve Study	-	-	-	-	-	-	650.00
510 - Income Tax	-	-	-	-	-	-	396.00
520 - Property Taxes	-	-	-	-	-	-	450.00
530 - Termite Bond	-	-	-	-	-	-	12,039.00
540 - Pest Control	620.00	-	(620.00)	620.00	620.00	-	3,720.00
<b>Total Shared Expenses</b>	<b>31,861.95</b>	<b>32,615.98</b>	<b>754.03</b>	<b>72,237.85</b>	<b>73,231.10</b>	<b>993.25</b>	<b>457,693.35</b>

### TH Repairs & Maintenance

700 - TH Exterior Repairs	-	375.00	375.00	-	750.00	750.00	4,500.00
705 - TH Plumbing Repairs	-	333.33	333.33	-	666.66	666.66	4,000.00
710 - TH Gutter Cleaning/Repairs	350.00	-	(350.00)	2,366.00	-	(2,366.00)	2,500.00
715 - TH Roof Repairs	-	166.67	166.67	-	333.34	333.34	2,000.00

# Olde Ivy at Vinings Townhome 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	
<b>Operating Expense</b>							
720 - TH Building Repair/Maint.	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
725 - TH General Maint.	-	1,333.33	1,333.33	-	2,666.66	2,666.66	16,000.00
<b>Total TH Repairs &amp; Maintenance</b>	<b>350.00</b>	<b>2,708.33</b>	<b>2,358.33</b>	<b>2,366.00</b>	<b>5,416.66</b>	<b>3,050.66</b>	<b>35,000.00</b>
<b>CY Repairs &amp; Maintenance</b>							
750 - CY Exterior Repairs	-	250.00	250.00	-	500.00	500.00	3,000.00
755 - CY Plumbing Repairs	-	250.00	250.00	-	500.00	500.00	3,000.00
760 - CY Gutter Cleaning/Repair	-	125.00	125.00	504.00	250.00	(254.00)	1,500.00
765 - CY Roof Repairs	-	83.33	83.33	-	166.66	166.66	1,000.00
770 - CY Building Repair/Maint.	-	400.00	400.00	-	800.00	800.00	4,800.00
775 - CY General Maint.	-	83.33	83.33	-	166.66	166.66	1,000.00
<b>Total CY Repairs &amp; Maintenance</b>	<b>-</b>	<b>1,191.66</b>	<b>1,191.66</b>	<b>504.00</b>	<b>2,383.32</b>	<b>1,879.32</b>	<b>14,300.00</b>
<b>Reserve Contribution</b>							
800 - Townhome Reserve Contribution	8,763.35	9,696.00	932.65	17,526.70	19,392.00	1,865.30	116,352.00
805 - Courtyard Reserve Contribution	3,692.53	4,056.00	363.47	7,385.06	8,112.00	726.94	48,672.00
<b>Total Reserve Contribution</b>	<b>12,455.88</b>	<b>13,752.00</b>	<b>1,296.12</b>	<b>24,911.76</b>	<b>27,504.00</b>	<b>2,592.24</b>	<b>165,024.00</b>
<b>Total Expense</b>	<b>44,667.83</b>	<b>50,267.97</b>	<b>5,600.14</b>	<b>100,019.61</b>	<b>108,535.08</b>	<b>8,515.47</b>	<b>672,017.35</b>
<b>Operating Net Total</b>	<b>8,685.72</b>	<b>1,232.03</b>	<b>7,453.69</b>	<b>4,592.88</b>	<b>(5,535.08)</b>	<b>10,127.96</b>	<b>(30,017.35)</b>

# Olde Ivy at Vinings Townhome 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	
<b>Reserve Income</b>							
<b>Income</b>							
362 - Bank Interest	441.58	-	441.58	863.82	-	863.82	-
390 - Townhome Transfer from Operating	8,763.35	9,696.00	(932.65)	17,526.70	19,392.00	(1,865.30)	116,352.00
395 - Courtyard Transfer from Operating	3,692.53	4,056.00	(363.47)	7,385.06	8,112.00	(726.94)	48,672.00
<b>Total Income</b>	<b>12,897.46</b>	<b>13,752.00</b>	<b>(854.54)</b>	<b>25,775.58</b>	<b>27,504.00</b>	<b>(1,728.42)</b>	<b>165,024.00</b>
<b>Total Income</b>	<b>12,897.46</b>	<b>13,752.00</b>	<b>(854.54)</b>	<b>25,775.58</b>	<b>27,504.00</b>	<b>(1,728.42)</b>	<b>165,024.00</b>
<b>Reserve Expense</b>							
<b>Reserve Expenses-Townhomes</b>							
851 - CAP TH Exterior Painting/Repairs	-	-	-	-	-	-	216,000.00
<b>Total Reserve Expenses-Townhomes</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>216,000.00</b>
<b>Reserve Expenses- Courtyard</b>							
900 - CAP CY Exterior Painting/Repairs	-	-	-	-	-	-	84,500.00
<b>Total Reserve Expenses- Courtyard</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>84,500.00</b>
<b>Total Expense</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>300,500.00</b>
<b>Reserve Net Total</b>	<b>12,897.46</b>	<b>13,752.00</b>	<b>(854.54)</b>	<b>25,775.58</b>	<b>27,504.00</b>	<b>(1,728.42)</b>	<b>(135,476.00)</b>
<b>Net Total</b>	<b>21,583.18</b>	<b>14,984.03</b>	<b>6,599.15</b>	<b>30,368.46</b>	<b>21,968.92</b>	<b>8,399.54</b>	<b>(165,493.35)</b>

# Olde Ivy at Vinings Townhome 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
<b>Operating Income</b>													
<b>Income</b>													
301 - Master/Neighborhood Association Expense	20,247	21,080	-	-	-	-	-	-	-	-	-	-	41,327
302 - Shared Expenses	13,680	14,188	-	-	-	-	-	-	-	-	-	-	27,868
306 - Townhome Repair & Maintenance Expense	1,455	1,530	-	-	-	-	-	-	-	-	-	-	2,985
307 - Townhome Reserve Contribution	9,836	10,317	-	-	-	-	-	-	-	-	-	-	20,153
308 - Courtyard Repair & Maintenance Expense	966	1,050	-	-	-	-	-	-	-	-	-	-	2,016
309 - Courtyard Reserve Contribution	3,882	4,230	-	-	-	-	-	-	-	-	-	-	8,112
315 - Fines	1	250	-	-	-	-	-	-	-	-	-	-	251
320 - Late Fee Income	400	228	-	-	-	-	-	-	-	-	-	-	628
325 - Interest Income	-	173	-	-	-	-	-	-	-	-	-	-	173
336 - Returned Check Charge	(10)	120	-	-	-	-	-	-	-	-	-	-	110
337 - Clubhouse Rental Income	-	185	-	-	-	-	-	-	-	-	-	-	185
338 - Capital Contribution	800	-	-	-	-	-	-	-	-	-	-	-	800
362 - Bank Interest	3	3	-	-	-	-	-	-	-	-	-	-	5
<b>Total Income</b>	<b>51,259</b>	<b>53,354</b>	-	-	-	-	-	-	-	-	-	-	<b>104,612</b>
<b>Total Income</b>	<b>51,259</b>	<b>53,354</b>	-	-	-	-	-	-	-	-	-	-	<b>104,612</b>

## Operating Expense

<b>Shared Expenses</b>													
430 - Waste Removal	7,919	-	-	-	-	-	-	-	-	-	-	-	7,919
440 - Administrative Services	639	124	-	-	-	-	-	-	-	-	-	-	762
450 - Management Contract	3,069	3,069	-	-	-	-	-	-	-	-	-	-	6,138
460 - Insurance	7,649	7,649	-	-	-	-	-	-	-	-	-	-	15,298
470 - Legal Expenses	700	-	-	-	-	-	-	-	-	-	-	-	700
480 - Master Association Expense	20,400	20,400	-	-	-	-	-	-	-	-	-	-	40,800
540 - Pest Control	-	620	-	-	-	-	-	-	-	-	-	-	620
<b>Total Shared Expenses</b>	<b>40,376</b>	<b>31,862</b>	-	-	-	-	-	-	-	-	-	-	<b>72,238</b>

# Olde Ivy at Vinings Townhome 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
<b>Operating Expense</b>													
<b>TH Repairs &amp; Maintenance</b>													
710 - TH Gutter Cleaning/Repairs	2,016	350	-	-	-	-	-	-	-	-	-	-	2,366
<b>Total TH Repairs &amp; Maintenance</b>	<b>2,016</b>	<b>350</b>	-	-	-	-	-	-	-	-	-	-	<b>2,366</b>
<b>CY Repairs &amp; Maintenance</b>													
760 - CY Gutter Cleaning/Repair	504	-	-	-	-	-	-	-	-	-	-	-	504
<b>Total CY Repairs &amp; Maintenance</b>	<b>504</b>	-	-	-	-	-	-	-	-	-	-	-	<b>504</b>
<b>Reserve Contribution</b>													
800 - Townhome Reserve Contribution	8,763	8,763	-	-	-	-	-	-	-	-	-	-	17,527
805 - Courtyard Reserve Contribution	3,693	3,693	-	-	-	-	-	-	-	-	-	-	7,385
<b>Total Reserve Contribution</b>	<b>12,456</b>	<b>12,456</b>	-	-	-	-	-	-	-	-	-	-	<b>24,912</b>
<b>Total Expense</b>	<b>55,352</b>	<b>44,668</b>	-	-	-	-	-	-	-	-	-	-	<b>100,020</b>
<b>Operating Net Total</b>	<b>(\$4,093)</b>	<b>\$8,686</b>	-	-	-	-	-	-	-	-	-	-	<b>\$4,593</b>

# Olde Ivy at Vinings Townhome 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
<b>Reserve Income</b>													
<b>Income</b>													
362 - Bank Interest	422	442	-	-	-	-	-	-	-	-	-	-	864
390 - Townhome Transfer from Operating	8,763	8,763	-	-	-	-	-	-	-	-	-	-	17,527
395 - Courtyard Transfer from Operating	3,693	3,693	-	-	-	-	-	-	-	-	-	-	7,385
<b>Total Income</b>	<b>12,878</b>	<b>12,897</b>	-	-	-	-	-	-	-	-	-	-	<b>25,776</b>
<b>Total Income</b>	<b>12,878</b>	<b>12,897</b>	-	-	-	-	-	-	-	-	-	-	<b>25,776</b>
 <b>Reserve Net Total</b>	 <b>\$12,878</b>	 <b>\$12,897</b>	 -	 -	 -	 -	 -	 -	 -	 -	 -	 -	 <b>\$25,776</b>
<b>Net Total</b>	<b>\$8,785</b>	<b>\$21,583</b>	-	-	-	-	-	-	-	-	-	-	<b>\$30,368</b>