

Olde Ivy at Vinings Townhome Association, Inc.

Balance Sheet For 1/31/2023

Cash

Operating Cash Account (AAB)	\$109,740.31
TH Money Market (AAB)	\$50,010.61
Courtyard Reserves (AAB)	\$25,003.18
TH ICS Reserves (AAB)	\$756,826.56
Courtyard ICS Reserves (AAB)	\$192,379.76

Total Cash**\$1,133,960.42****Total Assets****\$1,133,960.42**

Liabilities

Pre-Paid Assessments	\$29,571.16
Delinquency Administration	\$24.19
Leasing Fees Due to RMS	\$299.00

Total Liabilities**\$29,894.35****Equity**

Prior Years Income (Loss)	\$1,095,280.79
Net Income	\$8,785.28

Total Equity**\$1,104,066.07****Total Liabilities / Equity****\$1,133,960.42**

Olde Ivy at Vinings Townhome 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							
Income							
301 - Master/Neighborhood Association Expense	20,246.67	20,400.00	(153.33)	20,246.67	20,400.00	(153.33)	244,800.00
302 - Shared Expenses	13,680.00	13,680.00	-	13,680.00	13,680.00	-	164,160.00
305 - Special Assessments	-	-	-	-	-	-	24,000.00
306 - Townhome Repair & Maintenance Expense	1,455.00	1,440.00	15.00	1,455.00	1,440.00	15.00	17,280.00
307 - Townhome Reserve Contribution	9,835.73	9,696.00	139.73	9,835.73	9,696.00	139.73	116,352.00
308 - Courtyard Repair & Maintenance Expense	966.00	1,008.00	(42.00)	966.00	1,008.00	(42.00)	12,096.00
309 - Courtyard Reserve Contribution	3,882.00	4,056.00	(174.00)	3,882.00	4,056.00	(174.00)	48,672.00
315 - Fines	.81	100.00	(99.19)	.81	100.00	(99.19)	1,200.00
320 - Late Fee Income	400.00	208.33	191.67	400.00	208.33	191.67	2,500.00
325 - Interest Income	-	41.67	(41.67)	-	41.67	(41.67)	500.00
330 - Attorney Fee Charges to Members	-	400.00	(400.00)	-	400.00	(400.00)	4,800.00
336 - Returned Check Charge	(10.00)	40.00	(50.00)	(10.00)	40.00	(50.00)	480.00
338 - Capital Contribution	800.00	400.00	400.00	800.00	400.00	400.00	4,800.00
362 - Bank Interest	2.73	30.00	(27.27)	2.73	30.00	(27.27)	360.00
Total Income	51,258.94	51,500.00	(241.06)	51,258.94	51,500.00	(241.06)	642,000.00
Total Income	51,258.94	51,500.00	(241.06)	51,258.94	51,500.00	(241.06)	642,000.00

Operating Expense

Shared Expenses							
430 - Waste Removal	7,919.10	7,979.10	60.00	7,919.10	7,979.10	60.00	31,916.40
440 - Administrative Services	638.63	291.67	(346.96)	638.63	291.67	(346.96)	3,500.00
450 - Management Contract	3,069.17	3,069.17	-	3,069.17	3,069.17	-	36,830.00
460 - Insurance	7,649.00	8,021.81	372.81	7,649.00	8,021.81	372.81	89,991.95
470 - Legal Expenses	700.00	233.37	(466.63)	700.00	233.37	(466.63)	9,400.00
480 - Master Association Expense	20,400.00	20,400.00	-	20,400.00	20,400.00	-	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
Total Shared Expenses	40,375.90	40,615.12	239.22	40,375.90	40,615.12	239.22	457,693.35

TH Repairs & Maintenance

700 - TH Exterior Repairs	-	375.00	375.00	-	375.00	375.00	4,500.00
705 - TH Plumbing Repairs	-	333.33	333.33	-	333.33	333.33	4,000.00
710 - TH Gutter Cleaning/Repairs	2,016.00	-	(2,016.00)	2,016.00	-	(2,016.00)	2,500.00
715 - TH Roof Repairs	-	166.67	166.67	-	166.67	166.67	2,000.00
720 - TH Building Repair/Maint.	-	500.00	500.00	-	500.00	500.00	6,000.00

Olde Ivy at Vinings Townhome 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 Expense							
725 - TH General Maint.	-	1,333.33	1,333.33	-	1,333.33	1,333.33	16,000.00
Total TH Repairs & Maintenance	2,016.00	2,708.33	692.33	2,016.00	2,708.33	692.33	35,000.00
CY Repairs & Maintenance							
750 - CY Exterior Repairs	-	250.00	250.00	-	250.00	250.00	3,000.00
755 - CY Plumbing Repairs	-	250.00	250.00	-	250.00	250.00	3,000.00
760 - CY Gutter Cleaning/Repair	504.00	125.00	(379.00)	504.00	125.00	(379.00)	1,500.00
765 - CY Roof Repairs	-	83.33	83.33	-	83.33	83.33	1,000.00
770 - CY Building Repair/Maint.	-	400.00	400.00	-	400.00	400.00	4,800.00
775 - CY General Maint.	-	83.33	83.33	-	83.33	83.33	1,000.00
Total CY Repairs & Maintenance	504.00	1,191.66	687.66	504.00	1,191.66	687.66	14,300.00
Reserve Contribution							
800 - Townhome Reserve Contribution	8,763.35	9,696.00	932.65	8,763.35	9,696.00	932.65	116,352.00
805 - Courtyard Reserve Contribution	3,692.53	4,056.00	363.47	3,692.53	4,056.00	363.47	48,672.00
Total Reserve Contribution	12,455.88	13,752.00	1,296.12	12,455.88	13,752.00	1,296.12	165,024.00
Total Expense	55,351.78	58,267.11	2,915.33	55,351.78	58,267.11	2,915.33	672,017.35
Operating Net Total	(4,092.84)	(6,767.11)	2,674.27	(4,092.84)	(6,767.11)	2,674.27	(30,017.35)

Olde Ivy at Vinings Townhome 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	
Reserve Income							
Income							
362 - Bank Interest	422.24	-	422.24	422.24	-	422.24	-
390 - Townhome Transfer from Operating	8,763.35	9,696.00	(932.65)	8,763.35	9,696.00	(932.65)	116,352.00
395 - Courtyard Transfer from Operating	3,692.53	4,056.00	(363.47)	3,692.53	4,056.00	(363.47)	48,672.00
Total Income	12,878.12	13,752.00	(873.88)	12,878.12	13,752.00	(873.88)	165,024.00
Total Income	12,878.12	13,752.00	(873.88)	12,878.12	13,752.00	(873.88)	165,024.00
Reserve Expense							
Reserve Expenses-Townhomes							
851 - CAP TH Exterior Painting/Repairs	-	-	-	-	-	-	216,000.00
Total Reserve Expenses-Townhomes	-	-	-	-	-	-	216,000.00
Reserve Expenses- Courtyard							
900 - CAP CY Exterior Painting/Repairs	-	-	-	-	-	-	84,500.00
Total Reserve Expenses- Courtyard	-	-	-	-	-	-	84,500.00
Total Expense	-	-	-	-	-	-	300,500.00
Reserve Net Total	12,878.12	13,752.00	(873.88)	12,878.12	13,752.00	(873.88)	(135,476.00)
Net Total	8,785.28	6,984.89	1,800.39	8,785.28	6,984.89	1,800.39	(165,493.35)

Olde Ivy at Vinings Townhome 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													
Income													
301 - Master/Neighborhood Association Expense	20,247	-	-	-	-	-	-	-	-	-	-	-	20,247
302 - Shared Expenses	13,680	-	-	-	-	-	-	-	-	-	-	-	13,680
306 - Townhome Repair & Maintenance Expense	1,455	-	-	-	-	-	-	-	-	-	-	-	1,455
307 - Townhome Reserve Contribution	9,836	-	-	-	-	-	-	-	-	-	-	-	9,836
308 - Courtyard Repair & Maintenance Expense	966	-	-	-	-	-	-	-	-	-	-	-	966
309 - Courtyard Reserve Contribution	3,882	-	-	-	-	-	-	-	-	-	-	-	3,882
315 - Fines	1	-	-	-	-	-	-	-	-	-	-	-	1
320 - Late Fee Income	400	-	-	-	-	-	-	-	-	-	-	-	400
336 - Returned Check Charge	(10)	-	-	-	-	-	-	-	-	-	-	-	-10
338 - Capital Contribution	800	-	-	-	-	-	-	-	-	-	-	-	800
362 - Bank Interest	3	-	-	-	-	-	-	-	-	-	-	-	3
Total Income	51,259	-	-	-	-	-	-	-	-	-	-	-	51,259
Total Income	51,259	-	-	-	-	-	-	-	-	-	-	-	51,259
Operating Expense													
Shared Expenses													
430 - Waste Removal	7,919	-	-	-	-	-	-	-	-	-	-	-	7,919
440 - Administrative Services	639	-	-	-	-	-	-	-	-	-	-	-	639
450 - Management Contract	3,069	-	-	-	-	-	-	-	-	-	-	-	3,069
460 - Insurance	7,649	-	-	-	-	-	-	-	-	-	-	-	7,649
470 - Legal Expenses	700	-	-	-	-	-	-	-	-	-	-	-	700
480 - Master Association Expense	20,400	-	-	-	-	-	-	-	-	-	-	-	20,400
Total Shared Expenses	40,376	-	-	-	-	-	-	-	-	-	-	-	40,376
TH Repairs & Maintenance													
710 - TH Gutter Cleaning/Repairs	2,016	-	-	-	-	-	-	-	-	-	-	-	2,016
Total TH Repairs & Maintenance	2,016	-	-	-	-	-	-	-	-	-	-	-	2,016

Olde Ivy at Vinings Townhome 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 Expense													
CY Repairs & Maintenance													
760 - CY Gutter Cleaning/Repair	504	-	-	-	-	-	-	-	-	-	-	-	504
Total CY Repairs & Maintenance	504	-	-	-	-	-	-	-	-	-	-	-	504
Reserve Contribution													
800 - Townhome Reserve Contribution	8,763	-	-	-	-	-	-	-	-	-	-	-	8,763
805 - Courtyard Reserve Contribution	3,693	-	-	-	-	-	-	-	-	-	-	-	3,693
Total Reserve Contribution	12,456	-	-	-	-	-	-	-	-	-	-	-	12,456
Total Expense	55,352	-	-	-	-	-	-	-	-	-	-	-	55,352
Operating Net Total	(\$4,093)	-	-	-	-	-	-	-	-	-	-	-	(\$4,093)

Olde Ivy at Vinings Townhome 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
Reserve Income													
Income													
362 - Bank Interest	422	-	-	-	-	-	-	-	-	-	-	-	422
390 - Townhome Transfer from Operating	8,763	-	-	-	-	-	-	-	-	-	-	-	8,763
395 - Courtyard Transfer from Operating	3,693	-	-	-	-	-	-	-	-	-	-	-	3,693
Total Income	12,878	-	-	-	-	-	-	-	-	-	-	-	12,878
Total Income	12,878	-	-	-	-	-	-	-	-	-	-	-	12,878
 Reserve Net Total	 \$12,878	 -	 -	 -	 -	 -	 -	 -	 -	 -	 -	 -	 \$12,878
Net Total	\$8,785	-	-	-	-	-	-	-	-	-	-	-	\$8,785