



Olde Ivy at Vinings Townhome Association, Inc.
Financial Report For Month Ending
01/31/2024

Olde Ivy at Vinings Townhome Association, Inc.

Balance Sheet For 1/31/2024

Cash

Operating Cash Account (AAB)	\$57,280.76
TH Money Market (AAB)	\$50,004.10
Courtyard Reserves (AAB)	\$25,003.17
TH ICS Reserves (AAB)	\$707,194.09
Courtyard ICS Reserves (AAB)	\$238,092.82

Total Cash

\$1,077,574.94

Total Assets

\$1,077,574.94

Liabilities

Pre-Paid Assessments	\$34,875.10
Delinquency Administration	\$65.00
Insurance Recoveries	\$998.00

Total Liabilities

\$35,938.10

Equity

Prior Years Income (Loss)	\$1,034,540.23
Net Income (Loss)	\$7,096.61

Total Equity

\$1,041,636.84

Total Liabilities / Equity

\$1,077,574.94

Olde Ivy at Vinings Townhome Association, Inc.

Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
301 - Master/Neighborhood Association Expense	20,775.00	21,000.00	(225.00)	20,775.00	21,000.00	(225.00)	252,000.00
302 - Shared Expenses	13,566.00	15,848.00	(2,282.00)	13,566.00	15,848.00	(2,282.00)	190,176.00
305 - Special Assessments	-	-	-	-	-	-	24,000.00
306 - Townhome Repair & Maintenance Expense	1,885.00	3,577.00	(1,692.00)	1,885.00	3,577.00	(1,692.00)	42,924.00
307 - Townhome Reserve Contribution	9,555.00	10,416.67	(861.67)	9,555.00	10,416.67	(861.67)	125,000.00
308 - Courtyard Repair & Maintenance Expense	1,368.00	1,820.42	(452.42)	1,368.00	1,820.42	(452.42)	21,845.00
309 - Courtyard Reserve Contribution	4,056.00	4,000.00	56.00	4,056.00	4,000.00	56.00	48,000.00
310 - Unit Maintenance Charges	1,000.00	-	1,000.00	1,000.00	-	1,000.00	-
315 - Fines	-	100.00	(100.00)	-	100.00	(100.00)	1,200.00
320 - Late Fee Income	-	83.33	(83.33)	-	83.33	(83.33)	1,000.00
325 - Interest Income	-	125.00	(125.00)	-	125.00	(125.00)	1,500.00
330 - Attorney Fee Charges to Members	-	41.67	(41.67)	-	41.67	(41.67)	500.00
336 - Returned Check Charge	-	16.67	(16.67)	-	16.67	(16.67)	200.00
338 - Capital Contribution	-	400.00	(400.00)	-	400.00	(400.00)	4,800.00
362 - Bank Interest	.90	16.67	(15.77)	.90	16.67	(15.77)	200.00
Total Income	52,205.90	57,445.43	(5,239.53)	52,205.90	57,445.43	(5,239.53)	713,345.00
Total Income	52,205.90	57,445.43	(5,239.53)	52,205.90	57,445.43	(5,239.53)	713,345.00

Operating Expense

Shared Expenses							
430 - Waste Removal	7,919.10	2,766.25	(5,152.85)	7,919.10	2,766.25	(5,152.85)	33,195.00
440 - Administrative Services	619.45	291.67	(327.78)	619.45	291.67	(327.78)	3,500.00
450 - Management Contract	3,222.67	3,222.67	-	3,222.67	3,222.67	-	38,672.00
460 - Insurance	8,358.00	8,272.50	(85.50)	8,358.00	8,272.50	(85.50)	99,270.00
470 - Legal Expenses	-	1,250.00	1,250.00	-	1,250.00	1,250.00	15,000.00
480 - Master Association Expense	20,400.00	21,000.00	600.00	20,400.00	21,000.00	600.00	252,000.00
490 - Master Association Expense - Retaining Wall	-	-	-	-	-	-	24,000.00
530 - Termite Bond	1,234.00	1,106.08	(127.92)	1,234.00	1,106.08	(127.92)	13,273.00
540 - Pest Control	620.00	325.50	(294.50)	620.00	325.50	(294.50)	3,906.00
Total Shared Expenses	42,373.22	38,234.67	(4,138.55)	42,373.22	38,234.67	(4,138.55)	482,816.00
TH Repairs & Maintenance							
700 - TH Exterior Repairs	2,333.00	1,666.67	(666.33)	2,333.00	1,666.67	(666.33)	20,000.00
705 - TH Plumbing Repairs	-	160.33	160.33	-	160.33	160.33	1,924.00
710 - TH Gutter Cleaning/Repairs	-	416.67	416.67	-	416.67	416.67	5,000.00
711 - TH Pressure Washing	-	83.33	83.33	-	83.33	83.33	1,000.00
715 - TH Roof Repairs	-	1,250.00	1,250.00	-	1,250.00	1,250.00	15,000.00
Total TH Repairs & Maintenance	2,333.00	3,577.00	1,244.00	2,333.00	3,577.00	1,244.00	42,924.00

Olde Ivy at Vinings Townhome Association, Inc.

Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
CY Repairs & Maintenance							
750 - CY Exterior Repairs	630.00	1,041.67	411.67	630.00	1,041.67	411.67	12,500.00
755 - CY Plumbing Repairs	-	114.58	114.58	-	114.58	114.58	1,375.00
760 - CY Gutter Cleaning/Repair	-	250.00	250.00	-	250.00	250.00	3,000.00
765 - CY Roof Repairs	-	416.67	416.67	-	416.67	416.67	5,000.00
Total CY Repairs & Maintenance	630.00	1,822.92	1,192.92	630.00	1,822.92	1,192.92	21,875.00
Reserve Contribution							
800 - Townhome Reserve Contribution	10,416.67	10,416.67	-	10,416.67	10,416.67	-	125,000.00
805 - Courtyard Reserve Contribution	4,000.00	4,000.00	-	4,000.00	4,000.00	-	48,000.00
Total Reserve Contribution	14,416.67	14,416.67	-	14,416.67	14,416.67	-	173,000.00
Reserve Expenses-Townhomes							
851 - CAP TH Exterior Painting/Repairs	25.00	-	(25.00)	25.00	-	(25.00)	-
Total Reserve Expenses-Townhomes	25.00	-	(25.00)	25.00	-	(25.00)	-
Total Expense	59,777.89	58,051.26	(1,726.63)	59,777.89	58,051.26	(1,726.63)	720,615.00
Operating Net Total	(7,571.99)	(605.83)	(6,966.16)	(7,571.99)	(605.83)	(6,966.16)	(7,270.00)

Olde Ivy at Vinings Townhome Association, Inc.

Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
362 - Bank Interest	501.93	-	501.93	501.93	-	501.93	-
390 - Townhome Transfer from Operating	10,416.67	10,416.67	-	10,416.67	10,416.67	-	125,000.00
395 - Courtyard Transfer from Operating	4,000.00	4,000.00	-	4,000.00	4,000.00	-	48,000.00
Total Income	14,918.60	14,416.67	501.93	14,918.60	14,416.67	501.93	173,000.00
Total Income	14,918.60	14,416.67	501.93	14,918.60	14,416.67	501.93	173,000.00
Reserve Expense							
Reserve Expenses-Townhomes							
851 - CAP TH Exterior Painting/Repairs	250.00	16,192.50	15,942.50	250.00	16,192.50	15,942.50	194,310.00
852 - Cap Ex: Townhomes Deck/Balcony Stain	-	4,532.00	4,532.00	-	4,532.00	4,532.00	54,384.00
Total Reserve Expenses-Townhomes	250.00	20,724.50	20,474.50	250.00	20,724.50	20,474.50	248,694.00
Reserve Expenses- Courtyard							
900 - CAP CY Exterior Painting/Repairs	-	5,665.00	5,665.00	-	5,665.00	5,665.00	67,980.00
901 - Cap Ex: Courtyards-Deck/Gate/HVAC Paint	-	3,090.00	3,090.00	-	3,090.00	3,090.00	37,080.00
Total Reserve Expenses- Courtyard	-	8,755.00	8,755.00	-	8,755.00	8,755.00	105,060.00
Total Expense	250.00	29,479.50	29,229.50	250.00	29,479.50	29,229.50	353,754.00
Reserve Net Total	14,668.60	(15,062.83)	29,731.43	14,668.60	(15,062.83)	29,731.43	(180,754.00)
Net Total	7,096.61	(15,668.66)	22,765.27	7,096.61	(15,668.66)	22,765.27	(188,024.00)

Olde Ivy at Vinings Townhome Association, Inc.

Summary Statement of Revenues and Expenses For 1/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Income													
301 - Master/Neighborhood Association Expense	20,775	-	-	-	-	-	-	-	-	-	-	-	20,775
302 - Shared Expenses	13,566	-	-	-	-	-	-	-	-	-	-	-	13,566
306 - Townhome Repair & Maintenance Expense	1,885	-	-	-	-	-	-	-	-	-	-	-	1,885
307 - Townhome Reserve Contribution	9,555	-	-	-	-	-	-	-	-	-	-	-	9,555
308 - Courtyard Repair & Maintenance Expense	1,368	-	-	-	-	-	-	-	-	-	-	-	1,368
309 - Courtyard Reserve Contribution	4,056	-	-	-	-	-	-	-	-	-	-	-	4,056
310 - Unit Maintenance Charges	1,000	-	-	-	-	-	-	-	-	-	-	-	1,000
362 - Bank Interest	1	-	-	-	-	-	-	-	-	-	-	-	1
Total Income	52,206	-	-	-	-	-	-	-	-	-	-	-	52,206
Total Income	52,206	-	-	-	-	-	-	-	-	-	-	-	52,206
Operating Expense													
Shared Expenses													
430 - Waste Removal	7,919	-	-	-	-	-	-	-	-	-	-	-	7,919
440 - Administrative Services	619	-	-	-	-	-	-	-	-	-	-	-	619
450 - Management Contract	3,223	-	-	-	-	-	-	-	-	-	-	-	3,223
460 - Insurance	8,358	-	-	-	-	-	-	-	-	-	-	-	8,358
480 - Master Association Expense	20,400	-	-	-	-	-	-	-	-	-	-	-	20,400
530 - Termite Bond	1,234	-	-	-	-	-	-	-	-	-	-	-	1,234
540 - Pest Control	620	-	-	-	-	-	-	-	-	-	-	-	620
Total Shared Expenses	42,373	-	-	-	-	-	-	-	-	-	-	-	42,373
TH Repairs & Maintenance													
700 - TH Exterior Repairs	2,333	-	-	-	-	-	-	-	-	-	-	-	2,333
Total TH Repairs & Maintenance	2,333	-	-	-	-	-	-	-	-	-	-	-	2,333
CY Repairs & Maintenance													

Olde Ivy at Vinings Townhome Association, Inc.

Summary Statement of Revenues and Expenses For 1/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
750 - CY Exterior Repairs	630	-	-	-	-	-	-	-	-	-	-	-	630
Total CY Repairs & Maintenance	630	-	-	-	-	-	-	-	-	-	-	-	630
Reserve Contribution													
800 - Townhome Reserve Contribution	10,417	-	-	-	-	-	-	-	-	-	-	-	10,417
805 - Courtyard Reserve Contribution	4,000	-	-	-	-	-	-	-	-	-	-	-	4,000
Total Reserve Contribution	14,417	-	-	-	-	-	-	-	-	-	-	-	14,417
Reserve Expenses-Townhomes													
851 - CAP TH Exterior Painting/Repairs	25	-	-	-	-	-	-	-	-	-	-	-	25
Total Reserve Expenses-Townhomes	25	-	-	-	-	-	-	-	-	-	-	-	25
Total Expense	59,778	-	-	-	-	-	-	-	-	-	-	-	59,778
Operating Net Total	(\$7,572)	-	-	-	-	-	-	-	-	-	-	-	(\$7,572)

Olde Ivy at Vinings Townhome Association, Inc.

Summary Statement of Revenues and Expenses For 1/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Income													
Income													
362 - Bank Interest	502	-	-	-	-	-	-	-	-	-	-	-	502
390 - Townhome Transfer from Operating	10,417	-	-	-	-	-	-	-	-	-	-	-	10,417
395 - Courtyard Transfer from Operating	4,000	-	-	-	-	-	-	-	-	-	-	-	4,000
Total Income	14,919	-	-	-	-	-	-	-	-	-	-	-	14,919
Total Income	14,919	-	-	-	-	-	-	-	-	-	-	-	14,919
Reserve Expense													
Reserve Expenses-Townhomes													
851 - CAP TH Exterior Painting/Repairs	250	-	-	-	-	-	-	-	-	-	-	-	250
Total Reserve Expenses-Townhomes	250	-	-	-	-	-	-	-	-	-	-	-	250
Total Expense	250	-	-	-	-	-	-	-	-	-	-	-	250
Reserve Net Total	\$14,669	-	-	-	-	-	-	-	-	-	-	-	\$14,669
Net Total	\$7,097	-	-	-	-	-	-	-	-	-	-	-	\$7,097