

Olde Ivy at Vinings Townhome Association, Inc.

Balance Sheet For 10/31/2022

Cash

Operating Cash Account (AAB)	\$124,060.46
TH Money Market (AAB)	\$50,010.48
Courtyard Reserves (AAB)	\$25,003.12
TH ICS Reserves (AAB)	\$727,614.50
Courtyard ICS Reserves (AAB)	\$180,402.94

Total Cash

	<u>\$1,107,091.50</u>
Total Assets	<u><u>\$1,107,091.50</u></u>

Liabilities

Pre-Paid Assessments	\$14,922.52
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Total Liabilities

\$14,922.52

Equity

Prior Years Income (Loss)	\$965,225.79
Net Income	\$126,943.19

Total Equity

	<u>\$1,092,168.98</u>
Total Liabilities / Equity	<u><u>\$1,107,091.50</u></u>

Olde Ivy at Vinings Townhome Association, Inc.

Statement of Revenues and Expenses 10/1/2022 - 10/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
301 - Master/Neighborhood Association Expense	19,380.00	20,400.00	(1,020.00)	207,761.00	204,000.00	3,761.00	244,800.00
302 - Shared Expenses	12,996.00	13,680.00	(684.00)	134,565.84	136,800.00	(2,234.16)	164,160.00
305 - Special Assessments	149.82	-	149.82	23,349.82	24,000.00	(650.18)	24,000.00
306 - Townhome Repair & Maintenance Expense	1,350.00	1,440.00	(90.00)	14,040.00	14,400.00	(360.00)	17,280.00
307 - Townhome Reserve Contribution	9,051.27	9,696.00	(644.73)	94,477.27	96,960.00	(2,482.73)	116,352.00
308 - Courtyard Repair & Maintenance Expense	1,008.00	1,008.00	-	10,080.00	10,080.00	-	12,096.00
309 - Courtyard Reserve Contribution	4,039.84	4,056.00	(16.16)	40,513.66	40,560.00	(46.34)	48,672.00
310 - Unit Maintenance Charges	-	-	-	2.00	-	2.00	-
315 - Fines	195.53	-	195.53	2,052.36	-	2,052.36	-
320 - Late Fee Income	-	208.33	(208.33)	1,728.30	2,083.30	(355.00)	2,500.00
325 - Interest Income	6.61	41.67	(35.06)	214.55	416.70	(202.15)	500.00
330 - Attorney Fee Charges to Members	400.00	-	400.00	14,410.82	-	14,410.82	-
336 - Returned Check Charge	(10.00)	-	(10.00)	210.00	-	210.00	-
338 - Capital Contribution	800.00	500.00	300.00	7,190.00	5,000.00	2,190.00	6,000.00
345 - Water/Sewer Income	-	-	-	163.80	-	163.80	-
356 - Pool Key/Card	-	-	-	290.00	-	290.00	-
362 - Bank Interest	3.21	-	3.21	189.12	-	189.12	-
Total Income	49,370.28	51,030.00	(1,659.72)	551,238.54	534,300.00	16,938.54	636,360.00
Total Income	49,370.28	51,030.00	(1,659.72)	551,238.54	534,300.00	16,938.54	636,360.00

Operating Expense

Shared Expenses

430 - Waste Removal	7,919.10	2,154.00	(5,765.10)	30,682.41	21,540.00	(9,142.41)	25,848.00
440 - Administrative Services	399.63	141.67	(257.96)	4,760.76	1,416.70	(3,344.06)	1,700.00
450 - Management Contract	3,069.17	2,379.50	(689.67)	30,691.70	23,795.00	(6,896.70)	28,554.00
460 - Insurance	495.00	7,138.42	6,643.42	65,764.75	71,384.20	5,619.45	85,661.00
470 - Legal Expenses	2,029.92	750.00	(1,279.92)	10,695.10	7,500.00	(3,195.10)	9,000.00
480 - Master Association Expense	20,400.00	20,400.00	-	204,000.00	204,000.00	-	244,800.00
490 - Master Association Expense - Retaining Wall	-	-	-	24,000.00	24,000.00	-	24,000.00
500 - Reserve Study	-	50.00	50.00	-	500.00	500.00	600.00
510 - Income Tax	-	33.00	33.00	-	330.00	330.00	396.00
520 - Property Taxes	-	37.50	37.50	-	375.00	375.00	450.00
530 - Termite Bond	12,039.00	527.00	(11,512.00)	12,039.00	5,270.00	(6,769.00)	6,324.00
540 - Pest Control	770.00	583.33	(186.67)	5,270.00	5,833.30	563.30	7,000.00
Total Shared Expenses	47,121.82	34,194.42	(12,927.40)	387,903.72	365,944.20	(21,959.52)	434,333.00

TH Repairs & Maintenance

700 - TH Exterior Repairs	545.00	166.67	(378.33)	10,287.50	1,666.70	(8,620.80)	2,000.00
705 - TH Plumbing Repairs	-	291.67	291.67	2,425.86	2,916.70	490.84	3,500.00

Olde Ivy at Vinings Townhome Association, Inc.

Statement of Revenues and Expenses 10/1/2022 - 10/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
710 - TH Gutter Cleaning/Repairs	1,085.00	375.00	(710.00)	3,515.00	3,750.00	235.00	4,500.00
715 - TH Roof Repairs	-	166.67	166.67	-	1,666.70	1,666.70	2,000.00
718 - Maintenance Consultation	100.00	-	(100.00)	100.00	-	(100.00)	-
720 - TH Building Repair/Maint.	-	333.33	333.33	4,498.60	3,333.30	(1,165.30)	4,000.00
725 - TH General Maint.	-	83.33	83.33	15,519.34	833.30	(14,686.04)	1,000.00
Total TH Repairs & Maintenance	1,730.00	1,416.67	(313.33)	36,346.30	14,166.70	(22,179.60)	17,000.00
CY Repairs & Maintenance							
750 - CY Exterior Repairs	-	166.67	166.67	-	1,666.70	1,666.70	2,000.00
755 - CY Plumbing Repairs	725.00	166.67	(558.33)	1,075.00	1,666.70	591.70	2,000.00
760 - CY Gutter Cleaning/Repair	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
765 - CY Roof Repairs	-	83.33	83.33	-	833.30	833.30	1,000.00
770 - CY Building Repair/Maint.	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
775 - CY General Maint.	-	83.33	83.33	-	833.30	833.30	1,000.00
Total CY Repairs & Maintenance	725.00	1,000.00	275.00	1,075.00	10,000.00	8,925.00	12,000.00
Reserve Contribution							
800 - Townhome Reserve Contribution	9,696.00	9,696.00	-	96,960.00	96,960.00	-	116,352.00
805 - Courtyard Reserve Contribution	4,056.00	4,056.00	-	40,560.00	40,560.00	-	48,672.00
Total Reserve Contribution	13,752.00	13,752.00	-	137,520.00	137,520.00	-	165,024.00
Total Expense	63,328.82	50,363.09	(12,965.73)	562,845.02	527,630.90	(35,214.12)	628,357.00
Operating Net Total	(13,958.54)	666.91	(14,625.45)	(11,606.48)	6,669.10	(18,275.58)	8,003.00

Olde Ivy at Vinings Townhome Association, Inc.

Statement of Revenues and Expenses 10/1/2022 - 10/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
362 - Bank Interest	382.52	-	382.52	1,029.67	-	1,029.67	-
390 - Townhome Transfer from Operating	9,696.00	9,696.00	-	96,960.00	96,960.00	-	116,352.00
395 - Courtyard Transfer from Operating	4,056.00	4,056.00	-	40,560.00	40,560.00	-	48,672.00
Total Income	14,134.52	13,752.00	382.52	138,549.67	137,520.00	1,029.67	165,024.00
Total Income	14,134.52	13,752.00	382.52	138,549.67	137,520.00	1,029.67	165,024.00
Reserve Net Total	14,134.52	13,752.00	382.52	138,549.67	137,520.00	1,029.67	165,024.00
Net Total	175.98	14,418.91	(14,242.93)	126,943.19	144,189.10	(17,245.91)	173,027.00

Olde Ivy at Vinings Townhome Association, Inc.

Summary Statement of Revenues and Expenses For 10/31/2022

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Income													
301 - Master/Neighborhood Association Expense	22,923	21,882	21,089	20,817	20,547	19,455	21,548	19,890	20,230	19,380	-	-	207,761
302 - Shared Expenses	12,654	12,768	13,110	12,996	12,211	16,551	14,164	13,466	13,650	12,996	-	-	134,566
305 - Special Assessments	-	-	-	-	-	22,000	1,000	-	200	150	-	-	23,350
306 - Townhome Repair & Maintenance Expense	1,335	1,320	1,380	1,350	1,335	1,560	1,590	1,380	1,440	1,350	-	-	14,040
307 - Townhome Reserve Contribution	9,595	9,494	9,898	9,696	9,595	6,944	10,833	9,272	10,099	9,051	-	-	94,477
308 - Courtyard Repair & Maintenance Expense	924	1,008	966	1,008	966	1,084	974	1,134	1,008	1,008	-	-	10,080
309 - Courtyard Reserve Contribution	3,718	4,056	3,986	4,056	4,056	4,249	3,887	4,410	4,056	4,040	-	-	40,514
310 - Unit Maintenance Charges	-	-	2	(2)	-	2	-	-	-	-	-	-	2
315 - Fines	-	575	(75)	103	-	950	-	304	-	196	-	-	2,052
320 - Late Fee Income	76	459	187	134	78	694	101	-	-	-	-	-	1,728
325 - Interest Income	(27)	42	48	17	6	18	97	3	4	7	-	-	215
330 - Attorney Fee Charges to Members	-	894	400	(400)	200	9,974	2,006	400	537	400	-	-	14,411
336 - Returned Check Charge	(20)	20	140	(160)	(70)	280	-	-	30	(10)	-	-	210
338 - Capital Contribution	-	1,590	-	2,400	-	-	1,600	-	800	800	-	-	7,190
345 - Water/Sewer Income	-	-	-	-	-	164	-	-	-	-	-	-	164
356 - Pool Key/Card	-	50	70	70	100	-	-	-	-	-	-	-	290
362 - Bank Interest	33	30	35	24	27	27	3	3	3	3	-	-	189
Total Income	51,212	54,187	51,236	52,109	49,051	83,951	57,803	50,262	52,057	49,370	-	-	551,239
Total Income	51,212	54,187	51,236	52,109	49,051	83,951	57,803	50,262	52,057	49,370	-	-	551,239

Operating Expense

Shared Expenses													
430 - Waste Removal	-	6,865	-	7,979	-	-	-	7,919	-	7,919	-	-	30,682
440 - Administrative Services	673	576	274	222	466	1,730	116	161	144	400	-	-	4,761
450 - Management Contract	3,069	3,069	3,069	3,069	3,069	3,069	3,069	3,069	3,069	3,069	-	-	30,692
460 - Insurance	13,778	15,805	7,131	7,139	7,139	7,139	7,139	-	-	495	-	-	65,765

Olde Ivy at Vinings Townhome Association, Inc.

Summary Statement of Revenues and Expenses For 10/31/2022

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
470 - Legal Expenses	-	1,444	52	1,822	105	1,689	2,560	-	993	2,030	-	-	10,695
480 - Master Association Expense	20,400	20,400	20,400	20,400	20,400	20,400	20,400	20,400	20,400	20,400	-	-	204,000
490 - Master Association Expense - Retaining Wall	-	-	-	-	-	24,000	-	-	-	-	-	-	24,000
530 - Termite Bond	-	-	-	-	-	-	-	-	-	12,039	-	-	12,039
540 - Pest Control	-	1,715	-	620	225	785	250	150	755	770	-	-	5,270
Total Shared Expenses	37,920	49,874	30,925	41,252	31,404	58,812	33,534	31,699	25,362	47,122	-	-	387,904
TH Repairs & Maintenance													
700 - TH Exterior Repairs	-	1,008	-	-	-	1,830	795	5,185	925	545	-	-	10,288
705 - TH Plumbing Repairs	225	-	451	-	438	-	1,163	150	-	-	-	-	2,426
710 - TH Gutter Cleaning/Repairs	-	-	2,280	-	-	-	150	-	-	1,085	-	-	3,515
718 - Maintenance Consultation	-	-	-	-	-	-	-	-	-	100	-	-	100
720 - TH Building Repair/Maint.	-	43	-	-	1,456	-	3,000	-	-	-	-	-	4,499
725 - TH General Maint.	-	93	690	-	230	10,496	1,511	1,874	625	-	-	-	15,519
Total TH Repairs & Maintenance	225	1,143	3,421	-	2,124	12,326	6,619	7,209	1,550	1,730	-	-	36,346
CY Repairs & Maintenance													
755 - CY Plumbing Repairs	-	-	-	-	-	-	350	-	-	725	-	-	1,075
Total CY Repairs & Maintenance	-	-	-	-	-	-	350	-	-	725	-	-	1,075
Reserve Contribution													
800 - Townhome Reserve Contribution	9,696	9,696	9,696	9,696	9,696	9,696	9,696	9,696	9,696	9,696	-	-	96,960
805 - Courtyard Reserve Contribution	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	-	-	40,560
Total Reserve Contribution	13,752	13,752	13,752	13,752	13,752	13,752	13,752	13,752	13,752	13,752	-	-	137,520
Total Expense	51,897	64,769	48,098	55,004	47,281	84,890	54,255	52,660	40,664	63,329	-	-	562,845
Operating Net Total	(\$685)	(\$10,581)	\$3,138	(\$2,895)	\$1,771	(\$939)	\$3,548	(\$2,398)	\$11,393	(\$13,959)	-	-	(\$11,606)

Olde Ivy at Vinings Townhome Association, Inc.

Summary Statement of Revenues and Expenses For 10/31/2022

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Income													
Income													
362 - Bank Interest	-	-	-	-	-	91	189	183	183	383	-	-	1,030
390 - Townhome Transfer from Operating	9,696	9,696	9,696	9,696	9,696	9,696	9,696	9,696	9,696	9,696	-	-	96,960
395 - Courtyard Transfer from Operating	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	-	-	40,560
Total Income	13,752	13,752	13,752	13,752	13,752	13,843	13,941	13,935	13,935	14,135	-	-	138,550
Total Income	13,752	13,752	13,752	13,752	13,752	13,843	13,941	13,935	13,935	14,135	-	-	138,550
Reserve Net Total	\$13,752	\$13,752	\$13,752	\$13,752	\$13,752	\$13,843	\$13,941	\$13,935	\$13,935	\$14,135	-	-	\$138,550
Net Total	\$13,067	\$3,171	\$16,890	\$10,857	\$15,523	\$12,904	\$17,490	\$11,538	\$25,329	\$176	-	-	\$126,943