

Olde Ivy at Vinings Townhome Association, Inc.

Balance Sheet For 9/30/2022

Cash

Operating Cash Account (AAB)	\$142,283.93
TH Money Market (AAB)	\$50,006.11
Courtyard Reserves (AAB)	\$25,002.05
TH ICS Reserves (AAB)	\$717,593.94
Courtyard ICS Reserves (AAB)	\$176,294.42

Total Cash**\$1,111,180.45****Total Assets****\$1,111,180.45**

Liabilities

Pre-Paid Assessments	\$19,087.45
Collection Administration	\$100.00

Total Liabilities**\$19,187.45****Equity**

Prior Years Income (Loss)	\$965,225.79
Net Income	\$126,767.21

Total Equity**\$1,091,993.00****Total Liabilities / Equity****\$1,111,180.45**

Olde Ivy at Vinings Townhome Association, Inc.

Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	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)	188,381.00	183,600.00	4,781.00	244,800.00
302 - Shared Expenses	13,650.00	13,680.00	(30.00)	121,569.84	123,120.00	(1,550.16)	164,160.00
305 - Special Assessments	200.00	-	200.00	23,200.00	24,000.00	(800.00)	24,000.00
306 - Townhome Repair & Maintenance Expense	1,440.00	1,440.00	-	12,690.00	12,960.00	(270.00)	17,280.00
307 - Townhome Reserve Contribution	10,098.57	9,696.00	402.57	85,426.00	87,264.00	(1,838.00)	116,352.00
308 - Courtyard Repair & Maintenance Expense	1,008.00	1,008.00	-	9,072.00	9,072.00	-	12,096.00
309 - Courtyard Reserve Contribution	4,056.00	4,056.00	-	36,473.82	36,504.00	(30.18)	48,672.00
310 - Unit Maintenance Charges	-	-	-	2.00	-	2.00	-
315 - Fines	-	-	-	1,856.83	-	1,856.83	-
320 - Late Fee Income	-	208.33	(208.33)	1,728.30	1,874.97	(146.67)	2,500.00
325 - Interest Income	4.17	41.67	(37.50)	207.94	375.03	(167.09)	500.00
330 - Attorney Fee Charges to Members	537.16	-	537.16	14,010.82	-	14,010.82	-
336 - Returned Check Charge	30.00	-	30.00	220.00	-	220.00	-
338 - Capital Contribution	800.00	500.00	300.00	6,390.00	4,500.00	1,890.00	6,000.00
345 - Water/Sewer Income	-	-	-	163.80	-	163.80	-
356 - Pool Key/Card	-	-	-	290.00	-	290.00	-
362 - Bank Interest	3.09	-	3.09	185.91	-	185.91	-
Total Income	52,056.99	51,030.00	1,026.99	501,868.26	483,270.00	18,598.26	636,360.00
Total Income	52,056.99	51,030.00	1,026.99	501,868.26	483,270.00	18,598.26	636,360.00

Operating Expense

Shared Expenses

430 - Waste Removal	-	2,154.00	2,154.00	22,763.31	19,386.00	(3,377.31)	25,848.00
440 - Administrative Services	144.21	141.67	(2.54)	4,361.13	1,275.03	(3,086.10)	1,700.00
450 - Management Contract	3,069.17	2,379.50	(689.67)	27,622.53	21,415.50	(6,207.03)	28,554.00
460 - Insurance	-	7,138.42	7,138.42	65,269.75	64,245.78	(1,023.97)	85,661.00
470 - Legal Expenses	993.42	750.00	(243.42)	8,665.18	6,750.00	(1,915.18)	9,000.00
480 - Master Association Expense	20,400.00	20,400.00	-	183,600.00	183,600.00	-	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	-	450.00	450.00	600.00
510 - Income Tax	-	33.00	33.00	-	297.00	297.00	396.00
520 - Property Taxes	-	37.50	37.50	-	337.50	337.50	450.00
530 - Termite Bond	-	527.00	527.00	-	4,743.00	4,743.00	6,324.00
540 - Pest Control	755.00	583.33	(171.67)	4,500.00	5,249.97	749.97	7,000.00
Total Shared Expenses	25,361.80	34,194.42	8,832.62	340,781.90	331,749.78	(9,032.12)	434,333.00

TH Repairs & Maintenance

700 - TH Exterior Repairs	925.00	166.67	(758.33)	9,742.50	1,500.03	(8,242.47)	2,000.00
705 - TH Plumbing Repairs	-	291.67	291.67	2,425.86	2,625.03	199.17	3,500.00

Olde Ivy at Vinings Townhome Association, Inc.

Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
710 - TH Gutter Cleaning/Repairs	-	375.00	375.00	2,430.00	3,375.00	945.00	4,500.00
715 - TH Roof Repairs	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
720 - TH Building Repair/Maint.	-	333.33	333.33	4,498.60	2,999.97	(1,498.63)	4,000.00
725 - TH General Maint.	625.00	83.33	(541.67)	15,519.34	749.97	(14,769.37)	1,000.00
Total TH Repairs & Maintenance	1,550.00	1,416.67	(133.33)	34,616.30	12,750.03	(21,866.27)	17,000.00
CY Repairs & Maintenance							
750 - CY Exterior Repairs	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
755 - CY Plumbing Repairs	-	166.67	166.67	350.00	1,500.03	1,150.03	2,000.00
760 - CY Gutter Cleaning/Repair	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
765 - CY Roof Repairs	-	83.33	83.33	-	749.97	749.97	1,000.00
770 - CY Building Repair/Maint.	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
775 - CY General Maint.	-	83.33	83.33	-	749.97	749.97	1,000.00
Total CY Repairs & Maintenance	-	1,000.00	1,000.00	350.00	9,000.00	8,650.00	12,000.00
Reserve Contribution							
800 - Townhome Reserve Contribution	9,696.00	9,696.00	-	87,264.00	87,264.00	-	116,352.00
805 - Courtyard Reserve Contribution	4,056.00	4,056.00	-	36,504.00	36,504.00	-	48,672.00
Total Reserve Contribution	13,752.00	13,752.00	-	123,768.00	123,768.00	-	165,024.00
Total Expense	40,663.80	50,363.09	9,699.29	499,516.20	477,267.81	(22,248.39)	628,357.00
Operating Net Total	11,393.19	666.91	10,726.28	2,352.06	6,002.19	(3,650.13)	8,003.00

Olde Ivy at Vinings Townhome Association, Inc.

Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
362 - Bank Interest	183.32	-	183.32	647.15	-	647.15	-
390 - Townhome Transfer from Operating	9,696.00	9,696.00	-	87,264.00	87,264.00	-	116,352.00
395 - Courtyard Transfer from Operating	4,056.00	4,056.00	-	36,504.00	36,504.00	-	48,672.00
Total Income	13,935.32	13,752.00	183.32	124,415.15	123,768.00	647.15	165,024.00
Total Income	13,935.32	13,752.00	183.32	124,415.15	123,768.00	647.15	165,024.00
Reserve Net Total	13,935.32	13,752.00	183.32	124,415.15	123,768.00	647.15	165,024.00
Net Total	25,328.51	14,418.91	10,909.60	126,767.21	129,770.19	(3,002.98)	173,027.00

Olde Ivy at Vinings Townhome Association, Inc.

Summary Statement of Revenues and Expenses For 9/30/2022

	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	-	-	-	188,381
302 - Shared Expenses	12,654	12,768	13,110	12,996	12,211	16,551	14,164	13,466	13,650	-	-	-	121,570
305 - Special Assessments	-	-	-	-	-	22,000	1,000	-	200	-	-	-	23,200
306 - Townhome Repair & Maintenance Expense	1,335	1,320	1,380	1,350	1,335	1,560	1,590	1,380	1,440	-	-	-	12,690
307 - Townhome Reserve Contribution	9,595	9,494	9,898	9,696	9,595	6,944	10,833	9,272	10,099	-	-	-	85,426
308 - Courtyard Repair & Maintenance Expense	924	1,008	966	1,008	966	1,084	974	1,134	1,008	-	-	-	9,072
309 - Courtyard Reserve Contribution	3,718	4,056	3,986	4,056	4,056	4,249	3,887	4,410	4,056	-	-	-	36,474
310 - Unit Maintenance Charges	-	-	2	(2)	-	2	-	-	-	-	-	-	2
315 - Fines	-	575	(75)	103	-	950	-	304	-	-	-	-	1,857
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	-	-	-	208
330 - Attorney Fee Charges to Members	-	894	400	(400)	200	9,974	2,006	400	537	-	-	-	14,011
336 - Returned Check Charge	(20)	20	140	(160)	(70)	280	-	-	30	-	-	-	220
338 - Capital Contribution	-	1,590	-	2,400	-	-	1,600	-	800	-	-	-	6,390
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	-	-	-	186
Total Income	51,212	54,187	51,236	52,109	49,051	83,951	57,803	50,262	52,057	-	-	-	501,868
Total Income	51,212	54,187	51,236	52,109	49,051	83,951	57,803	50,262	52,057	-	-	-	501,868

Operating Expense

Shared Expenses													
430 - Waste Removal	-	6,865	-	7,979	-	-	-	7,919	-	-	-	-	22,763
440 - Administrative Services	673	576	274	222	466	1,730	116	161	144	-	-	-	4,361
450 - Management Contract	3,069	3,069	3,069	3,069	3,069	3,069	3,069	3,069	3,069	-	-	-	27,623
460 - Insurance	13,778	15,805	7,131	7,139	7,139	7,139	7,139	-	-	-	-	-	65,270

Olde Ivy at Vinings Townhome Association, Inc.

Summary Statement of Revenues and Expenses For 9/30/2022

	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	-	-	-	8,665
480 - Master Association Expense	20,400	20,400	20,400	20,400	20,400	20,400	20,400	20,400	20,400	-	-	-	183,600
490 - Master Association Expense - Retaining Wall	-	-	-	-	-	24,000	-	-	-	-	-	-	24,000
540 - Pest Control	-	1,715	-	620	225	785	250	150	755	-	-	-	4,500
Total Shared Expenses	37,920	49,874	30,925	41,252	31,404	58,812	33,534	31,699	25,362	-	-	-	340,782
TH Repairs & Maintenance													
700 - TH Exterior Repairs	-	1,008	-	-	-	1,830	795	5,185	925	-	-	-	9,743
705 - TH Plumbing Repairs	225	-	451	-	438	-	1,163	150	-	-	-	-	2,426
710 - TH Gutter Cleaning/Repairs	-	-	2,280	-	-	-	150	-	-	-	-	-	2,430
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	-	-	-	34,616
CY Repairs & Maintenance													
755 - CY Plumbing Repairs	-	-	-	-	-	-	350	-	-	-	-	-	350
Total CY Repairs & Maintenance	-	-	-	-	-	-	350	-	-	-	-	-	350
Reserve Contribution													
800 - Townhome Reserve Contribution	9,696	9,696	9,696	9,696	9,696	9,696	9,696	9,696	9,696	-	-	-	87,264
805 - Courtyard Reserve Contribution	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	-	-	-	36,504
Total Reserve Contribution	13,752	13,752	13,752	13,752	13,752	13,752	13,752	13,752	13,752	-	-	-	123,768
Total Expense	51,897	64,769	48,098	55,004	47,281	84,890	54,255	52,660	40,664	-	-	-	499,516
Operating Net Total	(\$685)	(\$10,581)	\$3,138	(\$2,895)	\$1,771	(\$939)	\$3,548	(\$2,398)	\$11,393	-	-	-	\$2,352

Olde Ivy at Vinings Townhome Association, Inc.

Summary Statement of Revenues and Expenses For 9/30/2022

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Income													
Income													
362 - Bank Interest	-	-	-	-	-	91	189	183	183	-	-	-	647
390 - Townhome Transfer from Operating	9,696	9,696	9,696	9,696	9,696	9,696	9,696	9,696	9,696	-	-	-	87,264
395 - Courtyard Transfer from Operating	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	-	-	-	36,504
Total Income	13,752	13,752	13,752	13,752	13,752	13,843	13,941	13,935	13,935	-	-	-	124,415
Total Income	13,752	13,752	13,752	13,752	13,752	13,843	13,941	13,935	13,935	-	-	-	124,415
Reserve Net Total	\$13,752	\$13,752	\$13,752	\$13,752	\$13,752	\$13,843	\$13,941	\$13,935	\$13,935	-	-	-	\$124,415
Net Total	\$13,067	\$3,171	\$16,890	\$10,857	\$15,523	\$12,904	\$17,490	\$11,538	\$25,329	-	-	-	\$126,767