

The Manor at Olde Ivy Condominium Association, Inc.

Balance Sheet For 1/31/2023

| | | |
|---------------------------------|---------------------|---------------------|
| Cash | | |
| Operating Cash Account (AAB) | (\$1,518.08) | |
| Money Market (AAB) | \$305,969.74 | |
| Total Cash | | \$304,451.66 |
| Other Assets | | |
| Building Improvements | \$216,000.00 | |
| Amortized Building Improvements | (\$216,000.00) | |
| Total Other Assets | | \$0.00 |
| | Total Assets | \$304,451.66 |

| | | |
|-------------------------------------|-----------------------------------|---------------------|
| Liabilities | | |
| Pre-Paid Assessments | \$37,134.21 | |
| Insurance Recoveries | \$84,481.55 | |
| Transfer to Reserves | \$120,504.64 | |
| Transfer to Reserves S/A | \$29,422.82 | |
| Reserve Capital Contribution | \$12,940.30 | |
| Leasing Fees Due to RMS | \$4,067.35 | |
| Expenses Paid From Reserve | (\$196,260.28) | |
| Total Liabilities | | \$92,290.59 |
| Liabilities and Equity | | |
| Prior Years Income (Loss) | \$233,157.14 | |
| Net Income | (\$20,996.07) | |
| Total Liabilities and Equity | | \$212,161.07 |
| | Total Liabilities / Equity | \$304,451.66 |

The Manor at Olde Ivy Condominium 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 | | | | | | | |
| Assessment Revenue | | | | | | | |
| 301 - Regular Assessments | 79,387.06 | 78,650.92 | 736.14 | 79,387.06 | 78,650.92 | 736.14 | 943,811.00 |
| 305 - Special Assessments | - | - | - | - | - | - | 29,400.00 |
| 310 - Unit Maintenance Charges | 954.21 | - | 954.21 | 954.21 | - | 954.21 | 2,000.00 |
| 320 - Delinquent Fee | 383.90 | 333.33 | 50.57 | 383.90 | 333.33 | 50.57 | 4,000.00 |
| 325 - Collection Fee Income | 40.36 | 16.67 | 23.69 | 40.36 | 16.67 | 23.69 | 200.00 |
| 338 - Initiation Fees | - | 833.33 | (833.33) | - | 833.33 | (833.33) | 10,000.00 |
| 340 - Legal Fees Recaptured | - | 333.33 | (333.33) | - | 333.33 | (333.33) | 4,000.00 |
| 350 - Rental Monitoring Fee Recaptured | - | - | - | - | - | - | 2,000.00 |
| 362 - Interest Income | .97 | 2.08 | (1.11) | .97 | 2.08 | (1.11) | 25.00 |
| 380 - Miscellaneous Income | - | 8.33 | (8.33) | - | 8.33 | (8.33) | 100.00 |
| Total Assessment Revenue | 80,766.50 | 80,177.99 | 588.51 | 80,766.50 | 80,177.99 | 588.51 | 995,536.00 |
| Total Income | 80,766.50 | 80,177.99 | 588.51 | 80,766.50 | 80,177.99 | 588.51 | 995,536.00 |

Operating Expense

| | | | | | | | |
|---|------------------|------------------|-----------------|------------------|------------------|-----------------|-------------------|
| General & Administrative | | | | | | | |
| 440 - Administrative Services | 1,390.60 | 250.00 | (1,140.60) | 1,390.60 | 250.00 | (1,140.60) | 3,000.00 |
| 445 - Rental Monitoring Expense | - | - | - | - | - | - | 2,000.00 |
| 450 - Management Contract | 3,862.92 | 3,863.00 | .08 | 3,862.92 | 3,863.00 | .08 | 46,356.00 |
| 460 - Insurance | - | 8,804.00 | 8,804.00 | - | 8,804.00 | 8,804.00 | 105,650.00 |
| 465 - Accounting & Audit | - | - | - | - | - | - | 350.00 |
| 470 - Legal Expenses | 1,200.57 | 208.33 | (992.24) | 1,200.57 | 208.33 | (992.24) | 2,500.00 |
| 480 - Master Association Expense | 24,983.33 | 24,983.33 | - | 24,983.33 | 24,983.33 | - | 299,800.00 |
| 490 - Master Association Expense - Retaining Wall | - | - | - | - | - | - | 29,400.00 |
| Total General & Administrative | 31,437.42 | 38,108.66 | 6,671.24 | 31,437.42 | 38,108.66 | 6,671.24 | 489,056.00 |

| | | | | | | | |
|--------------------------------------|-----------|----------|-------------|-----------|----------|-------------|-----------|
| Repairs & Maintenance | | | | | | | |
| 700 - Roof Repairs | 435.00 | 666.67 | 231.67 | 435.00 | 666.67 | 231.67 | 8,000.00 |
| 705 - Elevator Contract | 4,926.88 | 5,250.00 | 323.12 | 4,926.88 | 5,250.00 | 323.12 | 21,000.00 |
| 710 - Elevator Repair/Maint | - | 833.33 | 833.33 | - | 833.33 | 833.33 | 10,000.00 |
| 712 - Gutter Cleaning | - | 250.00 | 250.00 | - | 250.00 | 250.00 | 3,000.00 |
| 715 - Electric Maintenance | 1,529.04 | 208.33 | (1,320.71) | 1,529.04 | 208.33 | (1,320.71) | 2,500.00 |
| 718 - Maintenance Consultation | 2,850.00 | 708.33 | (2,141.67) | 2,850.00 | 708.33 | (2,141.67) | 8,500.00 |
| 720 - Building Repair/Maintenance | 2,808.09 | 4,166.67 | 1,358.58 | 2,808.09 | 4,166.67 | 1,358.58 | 50,000.00 |
| 725 - Plumbing Repairs & Maintenance | 825.00 | 333.33 | (491.67) | 825.00 | 333.33 | (491.67) | 4,000.00 |
| 730 - Janitorial | 3,907.00 | 4,166.67 | 259.67 | 3,907.00 | 4,166.67 | 259.67 | 50,000.00 |
| 735 - HVAC Maintenance | - | 1,083.33 | 1,083.33 | - | 1,083.33 | 1,083.33 | 13,000.00 |
| 740 - Sprinkler System | - | 750.00 | 750.00 | - | 750.00 | 750.00 | 9,000.00 |
| 745 - Fire Alarm Repair/Maint | 16,160.00 | 500.00 | (15,660.00) | 16,160.00 | 500.00 | (15,660.00) | 6,000.00 |
| 750 - Fire Extinguisher | - | 100.00 | 100.00 | - | 100.00 | 100.00 | 1,200.00 |
| 755 - Fire Safety Inspection | - | 583.33 | 583.33 | - | 583.33 | 583.33 | 7,000.00 |

The Manor at Olde Ivy Condominium 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 | | | | | | | |
| 760 - Gate Maint/Repair | 1,069.21 | 1,250.00 | 180.79 | 1,069.21 | 1,250.00 | 180.79 | 15,000.00 |
| 765 - Pest Control | 430.00 | 250.00 | (180.00) | 430.00 | 250.00 | (180.00) | 3,000.00 |
| 770 - Fire Alarm Monitoring | - | 316.67 | 316.67 | - | 316.67 | 316.67 | 3,800.00 |
| Total Repairs & Maintenance | 34,940.22 | 21,416.66 | (13,523.56) | 34,940.22 | 21,416.66 | (13,523.56) | 215,000.00 |
| Utilities & Sanitation | | | | | | | |
| 400 - Electric | 6,393.32 | 3,500.00 | (2,893.32) | 6,393.32 | 3,500.00 | (2,893.32) | 42,000.00 |
| 420 - Gas | 861.16 | 1,000.00 | 138.84 | 861.16 | 1,000.00 | 138.84 | 12,000.00 |
| 430 - Waste Removal / Sanitation | 10,418.62 | 3,583.33 | (6,835.29) | 10,418.62 | 3,583.33 | (6,835.29) | 43,000.00 |
| 435 - Telephone | 209.93 | 250.00 | 40.07 | 209.93 | 250.00 | 40.07 | 3,000.00 |
| 475 - Property Taxes | - | 29.17 | 29.17 | - | 29.17 | 29.17 | 350.00 |
| Total Utilities & Sanitation | 17,883.03 | 8,362.50 | (9,520.53) | 17,883.03 | 8,362.50 | (9,520.53) | 100,350.00 |
| Misc. | | | | | | | |
| 800 - Transfer to Reserves | 15,927.50 | 15,927.50 | - | 15,927.50 | 15,927.50 | - | 191,130.00 |
| Total Misc. | 15,927.50 | 15,927.50 | - | 15,927.50 | 15,927.50 | - | 191,130.00 |
| Total Expense | 100,188.17 | 83,815.32 | (16,372.85) | 100,188.17 | 83,815.32 | (16,372.85) | 995,536.00 |
| Operating Net Total | (19,421.67) | (3,637.33) | (15,784.34) | (19,421.67) | (3,637.33) | (15,784.34) | - |

The Manor at Olde Ivy Condominium 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 | | | | | | | |
| Assessment Revenue | | | | | | | |
| 362 - Interest Income | 117.10 | - | 117.10 | 117.10 | - | 117.10 | - |
| 390 - Transfer from Operating | 15,927.50 | - | 15,927.50 | 15,927.50 | - | 15,927.50 | - |
| Total Assessment Revenue | 16,044.60 | - | 16,044.60 | 16,044.60 | - | 16,044.60 | - |
| Total Income | 16,044.60 | - | 16,044.60 | 16,044.60 | - | 16,044.60 | - |
| Reserve Expense | | | | | | | |
| General & Administrative | | | | | | | |
| 460 - Insurance | 17,619.00 | - | (17,619.00) | 17,619.00 | - | (17,619.00) | - |
| Total General & Administrative | 17,619.00 | - | (17,619.00) | 17,619.00 | - | (17,619.00) | - |
| Total Expense | 17,619.00 | - | (17,619.00) | 17,619.00 | - | (17,619.00) | - |
| Reserve Net Total | (1,574.40) | - | (1,574.40) | (1,574.40) | - | (1,574.40) | - |
| Net Total | (20,996.07) | (3,637.33) | (17,358.74) | (20,996.07) | (3,637.33) | (17,358.74) | - |

The Manor at Olde Ivy Condominium 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 | | | | | | | | | | | | | |
| Assessment Revenue | | | | | | | | | | | | | |
| 301 - Regular Assessments | 79,387 | - | - | - | - | - | - | - | - | - | - | - | 79,387 |
| 310 - Unit Maintenance Charges | 954 | - | - | - | - | - | - | - | - | - | - | - | 954 |
| 320 - Delinquent Fee | 384 | - | - | - | - | - | - | - | - | - | - | - | 384 |
| 325 - Collection Fee Income | 40 | - | - | - | - | - | - | - | - | - | - | - | 40 |
| 362 - Interest Income | 1 | - | - | - | - | - | - | - | - | - | - | - | 1 |
| Total Assessment Revenue | 80,767 | - | - | - | - | - | - | - | - | - | - | - | 80,767 |
| Total Income | 80,767 | - | - | - | - | - | - | - | - | - | - | - | 80,767 |

Operating Expense

| | | | | | | | | | | | | | |
|---|---------------|---|---|---|---|---|---|---|---|---|---|---|---------------|
| General & Administrative | | | | | | | | | | | | | |
| 440 - Administrative Services | 1,391 | - | - | - | - | - | - | - | - | - | - | - | 1,391 |
| 450 - Management Contract | 3,863 | - | - | - | - | - | - | - | - | - | - | - | 3,863 |
| 470 - Legal Expenses | 1,201 | - | - | - | - | - | - | - | - | - | - | - | 1,201 |
| 480 - Master Association Expense | 24,983 | - | - | - | - | - | - | - | - | - | - | - | 24,983 |
| Total General & Administrative | 31,437 | - | - | - | - | - | - | - | - | - | - | - | 31,437 |
| Repairs & Maintenance | | | | | | | | | | | | | |
| 700 - Roof Repairs | 435 | - | - | - | - | - | - | - | - | - | - | - | 435 |
| 705 - Elevator Contract | 4,927 | - | - | - | - | - | - | - | - | - | - | - | 4,927 |
| 715 - Electric Maintenance | 1,529 | - | - | - | - | - | - | - | - | - | - | - | 1,529 |
| 718 - Maintenance Consultation | 2,850 | - | - | - | - | - | - | - | - | - | - | - | 2,850 |
| 720 - Building Repair/Maintenance | 2,808 | - | - | - | - | - | - | - | - | - | - | - | 2,808 |
| 725 - Plumbing Repairs & Maintenance | 825 | - | - | - | - | - | - | - | - | - | - | - | 825 |
| 730 - Janitorial | 3,907 | - | - | - | - | - | - | - | - | - | - | - | 3,907 |
| 745 - Fire Alarm Repair/Maint | 16,160 | - | - | - | - | - | - | - | - | - | - | - | 16,160 |
| 760 - Gate Maint/Repair | 1,069 | - | - | - | - | - | - | - | - | - | - | - | 1,069 |
| 765 - Pest Control | 430 | - | - | - | - | - | - | - | - | - | - | - | 430 |
| Total Repairs & Maintenance | 34,940 | - | - | - | - | - | - | - | - | - | - | - | 34,940 |

The Manor at Olde Ivy Condominium 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 | | | | | | | | | | | | | |
| Utilities & Sanitation | | | | | | | | | | | | | |
| 400 - Electric | 6,393 | - | - | - | - | - | - | - | - | - | - | - | 6,393 |
| 420 - Gas | 861 | - | - | - | - | - | - | - | - | - | - | - | 861 |
| 430 - Waste Removal / Sanitation | 10,419 | - | - | - | - | - | - | - | - | - | - | - | 10,419 |
| 435 - Telephone | 210 | - | - | - | - | - | - | - | - | - | - | - | 210 |
| Total Utilities & Sanitation | 17,883 | - | - | - | - | - | - | - | - | - | - | - | 17,883 |
| Misc. | | | | | | | | | | | | | |
| 800 - Transfer to Reserves | 15,928 | - | - | - | - | - | - | - | - | - | - | - | 15,928 |
| Total Misc. | 15,928 | - | - | - | - | - | - | - | - | - | - | - | 15,928 |
| Total Expense | 100,188 | - | - | - | - | - | - | - | - | - | - | - | 100,188 |
| Operating Net Total | (\$19,422) | - | - | - | - | - | - | - | - | - | - | - | (\$19,422) |

The Manor at Olde Ivy Condominium 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 | | | | | | | | | | | | | |
| Assessment Revenue | | | | | | | | | | | | | |
| 362 - Interest Income | 117 | - | - | - | - | - | - | - | - | - | - | - | 117 |
| 390 - Transfer from Operating | 15,928 | - | - | - | - | - | - | - | - | - | - | - | 15,928 |
| Total Assessment Revenue | 16,045 | - | - | - | - | - | - | - | - | - | - | - | 16,045 |
| Total Income | 16,045 | - | - | - | - | - | - | - | - | - | - | - | 16,045 |
| Reserve Expense | | | | | | | | | | | | | |
| General & Administrative | | | | | | | | | | | | | |
| 460 - Insurance | 17,619 | - | - | - | - | - | - | - | - | - | - | - | 17,619 |
| Total General & Administrative | 17,619 | - | - | - | - | - | - | - | - | - | - | - | 17,619 |
| Total Expense | 17,619 | - | - | - | - | - | - | - | - | - | - | - | 17,619 |
| Reserve Net Total | (\$1,574) | - | - | - | - | - | - | - | - | - | - | - | (\$1,574) |
| Net Total | (\$20,996) | - | - | - | - | - | - | - | - | - | - | - | (\$20,996) |