

Olde Ivy at Vinings Neighborhood Association, Inc.

Balance Sheet For 4/30/2023

Cash		
Operating Cash Account (AAB)	\$15,549.44	
Money Market (AAB)	\$463,747.85	
Pacific Premier Bank Loan Account	\$2,184.00	
Total Cash		\$481,481.29
	Total Assets	\$481,481.29

Liabilities		
Pacific Premier Bank Loan	\$180,415.77	
Total Liabilities		\$180,415.77
Liabilities and Equity		
Prior Years Income (Loss)	\$277,502.75	
Net Income	\$23,562.77	
Total Liabilities and Equity		\$301,065.52
	Total Liabilities / Equity	\$481,481.29

Olde Ivy at Vinings Neighborhood Association, Inc.

Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
301 - Regular Assessments	50,147.58	50,150.00	(2.42)	200,590.32	200,600.00	(9.68)	601,800.00
305 - Special Assessment - sub association loan proceeds	-	-	-	-	-	-	59,000.00
340 - Clubhouse Rental Income	370.00	-	370.00	925.00	370.00	555.00	1,110.00
350 - Water Reimbursement	15,311.47	15,250.00	61.47	63,848.15	61,000.00	2,848.15	183,000.00
360 - Meter Fee Reimbursement	944.25	873.00	71.25	3,734.32	3,492.00	242.32	10,476.00
362 - Interest Income	174.81	41.67	133.14	682.16	166.68	515.48	500.00
370 - Cable Marketing Income	-	4,200.00	(4,200.00)	4,760.21	8,400.00	(3,639.79)	16,800.00
380 - Miscellaneous Income	350.00	100.00	250.00	350.00	400.00	(50.00)	1,200.00
390 - Transfer to Reserves	18,510.81	-	18,510.81	55,532.43	-	55,532.43	-
Total Operating Income	85,808.92	70,614.67	15,194.25	330,422.59	274,428.68	55,993.91	873,886.00
Total Income	85,808.92	70,614.67	15,194.25	330,422.59	274,428.68	55,993.91	873,886.00

Operating Expense

General & Administrative

440 - Administrative Services	353.66	350.00	(3.66)	1,700.32	1,400.00	(300.32)	4,200.00
441 - Cable Marketing Expense	-	-	-	-	1,680.00	1,680.00	7,280.00
445 - Telephone	440.79	-	(440.79)	1,699.20	-	(1,699.20)	-
450 - Management Contract	2,645.83	2,646.00	.17	10,583.32	10,584.00	.68	31,752.00
460 - Insurance	645.64	-	(645.64)	3,091.15	-	(3,091.15)	12,957.00
470 - Legal Expenses	-	333.33	333.33	-	1,333.32	1,333.32	4,000.00
475 - Loan Repayment- Principal	-	5,033.00	5,033.00	-	20,132.00	20,132.00	60,396.00
488 - Internet	-	145.75	145.75	-	583.00	583.00	1,749.00
535 - Accounting & Audit	-	350.00	350.00	-	350.00	350.00	350.00
580 - Welcome Committee	-	125.00	125.00	-	500.00	500.00	1,500.00
585 - Loan Interest Expense	697.39	-	(697.39)	2,830.95	-	(2,830.95)	-
590 - Social Events	50.00	-	(50.00)	1,658.77	-	(1,658.77)	5,601.00
Total General & Administrative	4,833.31	8,983.08	4,149.77	21,563.71	36,562.32	14,998.61	129,785.00

Grounds Maintenance

525 - Grounds - Improvements	-	-	-	560.00	-	(560.00)	-
550 - Reserve Study	-	-	-	-	750.00	750.00	750.00
600 - Grounds Contract	8,411.68	8,411.68	-	33,646.72	33,646.72	-	100,940.16
605 - Grounds - Maintenance	392.00	833.33	441.33	3,427.00	3,333.32	(93.68)	10,000.00
610 - Pine Straw	-	-	-	19,284.67	19,284.67	-	37,480.94
620 - Seasonal Flowers	-	8,200.61	8,200.61	-	8,200.61	8,200.61	15,660.88
625 - Pressure Washing	-	666.67	666.67	-	2,666.68	2,666.68	8,000.00
630 - Irrigation Repairs	-	2,083.33	2,083.33	-	8,333.32	8,333.32	25,000.00
640 - Tree Work/Trim	-	350.00	350.00	2,530.00	1,400.00	(1,130.00)	4,200.00
645 - Landscape Improvements	-	2,750.00	2,750.00	-	5,500.00	5,500.00	22,000.00
Total Grounds Maintenance	8,803.68	23,295.62	14,491.94	59,448.39	83,115.32	23,666.93	224,031.98

Olde Ivy at Vinings Neighborhood Association, Inc.

Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Recreation Area Maintenance							
650 - Pool - Contract	130.23	650.00	519.77	620.92	2,600.00	1,979.08	7,800.00
655 - Pool - Licenses & Fees	361.90	400.00	38.10	361.90	400.00	38.10	400.00
660 - Pool - Repairs and Maintenance	192.00	416.67	224.67	192.00	1,666.68	1,474.68	5,000.00
670 - Fitness Center	-	125.00	125.00	330.00	500.00	170.00	1,500.00
680 - Clubhouse Maint & Repair	1,213.00	125.00	(1,088.00)	16,159.15	500.00	(15,659.15)	1,500.00
690 - Clubhouse - Janitorial	450.00	625.00	175.00	2,708.50	2,500.00	(208.50)	7,500.00
Total Recreation Area Maintenance	2,347.13	2,341.67	(5.46)	20,372.47	8,166.68	(12,205.79)	23,700.00
Maintenance							
700 - Building Repair/Maintenance	-	83.00	83.00	-	332.00	332.00	996.00
710 - Plumbing Repairs & Maintenance	750.00	125.00	(625.00)	9,944.50	500.00	(9,444.50)	1,500.00
720 - Electrical Repairs	-	125.00	125.00	-	500.00	500.00	1,500.00
730 - Water System Repairs	-	42.00	42.00	-	168.00	168.00	504.00
740 - Meter Repair	4,554.00	833.00	(3,721.00)	8,945.00	3,332.00	(5,613.00)	9,996.00
750 - Gate Maintenance/Repair	-	1,000.00	1,000.00	6,814.16	4,000.00	(2,814.16)	12,000.00
760 - Fire Hydrants	-	-	-	-	-	-	3,200.00
770 - Remote & Fob Expense	822.83	-	(822.83)	3,617.14	-	(3,617.14)	-
Total Maintenance	6,126.83	2,208.00	(3,918.83)	29,320.80	8,832.00	(20,488.80)	29,696.00
Utilities							
400 - Electric	7,907.41	2,000.00	(5,907.41)	17,834.54	8,000.00	(9,834.54)	24,000.00
410 - Water/Sewer	16,643.19	15,916.67	(726.52)	65,950.91	63,666.68	(2,284.23)	191,000.00
413 - Water - Clubhouse	44.70	666.67	621.97	375.00	2,666.68	2,291.68	8,000.00
415 - Water - Irrigation	207.76	2,020.83	1,813.07	396.76	8,083.32	7,686.56	24,250.00
420 - Gas	144.77	200.00	55.23	571.34	800.00	228.66	2,400.00
435 - Cable TV	-	100.00	100.00	-	400.00	400.00	1,200.00
436 - Telephone	-	100.00	100.00	-	400.00	400.00	1,200.00
437 - Pest Control	17.00	42.00	25.00	51.00	168.00	117.00	504.00
438 - Termite	-	93.75	93.75	-	375.00	375.00	1,125.00
530 - Property Taxes	-	-	-	-	-	-	500.00
540 - Income Tax	-	500.00	500.00	-	500.00	500.00	833.30
Total Utilities	24,964.83	21,639.92	(3,324.91)	85,179.55	85,059.68	(119.87)	255,012.30
Capital Improvements							
810 - CAP: Pool Deck Pergola	1,748.00	-	(1,748.00)	1,748.00	-	(1,748.00)	-
Total Capital Improvements	1,748.00	-	(1,748.00)	1,748.00	-	(1,748.00)	-
Misc.							
800 - Transfer to Reserves	18,510.81	18,510.81	-	55,532.43	74,043.24	18,510.81	222,129.72
Total Misc.	18,510.81	18,510.81	-	55,532.43	74,043.24	18,510.81	222,129.72
Total Expense	67,334.59	76,979.10	9,644.51	273,165.35	295,779.24	22,613.89	884,355.00

Olde Ivy at Vinings Neighborhood Association, Inc.

Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Net Total	18,474.33	(6,364.43)	24,838.76	57,257.24	(21,350.56)	78,607.80	(10,469.00)

Olde Ivy at Vinings Neighborhood Association, Inc.

Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
Capital Improvements							
810 - CAP: Pool Deck Pergola	21,876.00	16,480.00	(5,396.00)	21,876.00	16,480.00	(5,396.00)	16,480.00
815 - CAP - Pool Deck Finishing	-	12,000.00	12,000.00	-	12,000.00	12,000.00	12,000.00
820 - CAP - Pool Lighting Low Voltage	-	-	-	-	-	-	2,000.00
825 - CAP - Retaining Wall	-	-	-	-	-	-	154,500.00
830 - CAP: Sewer Pump Repair	-	-	-	-	4,841.00	4,841.00	4,841.00
835 - CAP: Fence Repairs/Painting	-	-	-	-	17,250.00	17,250.00	17,250.00
Total Capital Improvements	21,876.00	28,480.00	6,604.00	21,876.00	50,571.00	28,695.00	207,071.00
Misc.							
805 - CAP- Pool Furniture	-	-	-	11,818.47	17,000.00	5,181.53	17,000.00
Total Misc.	-	-	-	11,818.47	17,000.00	5,181.53	17,000.00
Total Expense	21,876.00	28,480.00	6,604.00	33,694.47	67,571.00	33,876.53	224,071.00
Reserve Net Total	(21,876.00)	(28,480.00)	6,604.00	(33,694.47)	(67,571.00)	33,876.53	(224,071.00)
Net Total	(3,401.67)	(34,844.43)	31,442.76	23,562.77	(88,921.56)	112,484.33	(234,540.00)

Olde Ivy at Vinings Neighborhood Association, Inc.

Summary Statement of Revenues and Expenses For 4/30/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
301 - Regular Assessments	50,148	50,148	50,148	50,148	-	-	-	-	-	-	-	-	200,590
340 - Clubhouse Rental Income	-	365	190	370	-	-	-	-	-	-	-	-	925
350 - Water Reimbursement	24,876	11,562	12,099	15,311	-	-	-	-	-	-	-	-	63,848
360 - Meter Fee Reimbursement	943	903	944	944	-	-	-	-	-	-	-	-	3,734
362 - Interest Income	173	155	179	175	-	-	-	-	-	-	-	-	682
370 - Cable Marketing Income	-	4,760	-	-	-	-	-	-	-	-	-	-	4,760
380 - Miscellaneous Income	-	-	-	350	-	-	-	-	-	-	-	-	350
390 - Transfer to Reserves	18,511	-	18,511	18,511	-	-	-	-	-	-	-	-	55,532
Total Operating Income	94,650	67,893	82,071	85,809	-	-	-	-	-	-	-	-	330,423
Total Income	94,650	67,893	82,071	85,809	-	-	-	-	-	-	-	-	330,423

Operating Expense

General & Administrative													
440 - Administrative Services	228	860	258	354	-	-	-	-	-	-	-	-	1,700
445 - Telephone	389	429	441	441	-	-	-	-	-	-	-	-	1,699
450 - Management Contract	2,646	2,646	2,646	2,646	-	-	-	-	-	-	-	-	10,583
460 - Insurance	651	1,795	-	646	-	-	-	-	-	-	-	-	3,091
585 - Loan Interest Expense	748	731	655	697	-	-	-	-	-	-	-	-	2,831
590 - Social Events	25	1,584	-	50	-	-	-	-	-	-	-	-	1,659
Total General & Administrative	4,686	8,045	4,000	4,833	-	-	-	-	-	-	-	-	21,564
Grounds Maintenance													
525 - Grounds - Improvements	-	-	560	-	-	-	-	-	-	-	-	-	560
600 - Grounds Contract	8,412	8,412	8,412	8,412	-	-	-	-	-	-	-	-	33,647
605 - Grounds - Maintenance	270	2,765	-	392	-	-	-	-	-	-	-	-	3,427
610 - Pine Straw	19,285	-	-	-	-	-	-	-	-	-	-	-	19,285
640 - Tree Work/Trim	-	800	1,730	-	-	-	-	-	-	-	-	-	2,530
Total Grounds Maintenance	27,966	11,977	10,702	8,804	-	-	-	-	-	-	-	-	59,448

Olde Ivy at Vinings Neighborhood Association, Inc.

Summary Statement of Revenues and Expenses For 4/30/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
Recreation Area Maintenance													
650 - Pool - Contract	130	130	230	130	-	-	-	-	-	-	-	-	621
655 - Pool - Licenses & Fees	-	-	-	362	-	-	-	-	-	-	-	-	362
660 - Pool - Repairs and Maintenance	-	-	-	192	-	-	-	-	-	-	-	-	192
670 - Fitness Center	225	-	105	-	-	-	-	-	-	-	-	-	330
680 - Clubhouse Maint & Repair	625	5,393	8,928	1,213	-	-	-	-	-	-	-	-	16,159
690 - Clubhouse - Janitorial	900	650	709	450	-	-	-	-	-	-	-	-	2,709
Total Recreation Area Maintenance	1,880	6,173	9,972	2,347	-	-	-	-	-	-	-	-	20,372
Maintenance													
710 - Plumbing Repairs & Maintenance	1,670	275	7,250	750	-	-	-	-	-	-	-	-	9,945
740 - Meter Repair	-	4,391	-	4,554	-	-	-	-	-	-	-	-	8,945
750 - Gate Maintenance/Repair	841	5,619	355	-	-	-	-	-	-	-	-	-	6,814
770 - Remote & Fob Expense	737	2,057	-	823	-	-	-	-	-	-	-	-	3,617
Total Maintenance	3,248	12,342	7,605	6,127	-	-	-	-	-	-	-	-	29,321
Utilities													
400 - Electric	4,226	-	5,701	7,907	-	-	-	-	-	-	-	-	17,835
410 - Water/Sewer	-	29,950	19,357	16,643	-	-	-	-	-	-	-	-	65,951
413 - Water - Clubhouse	275	33	22	45	-	-	-	-	-	-	-	-	375
415 - Water - Irrigation	63	63	63	208	-	-	-	-	-	-	-	-	397
420 - Gas	234	192	-	145	-	-	-	-	-	-	-	-	571
437 - Pest Control	17	-	17	17	-	-	-	-	-	-	-	-	51
Total Utilities	4,816	30,239	25,160	24,965	-	-	-	-	-	-	-	-	85,180
Capital Improvements													
810 - CAP: Pool Deck Pergola	-	-	-	1,748	-	-	-	-	-	-	-	-	1,748
Total Capital Improvements	-	-	-	1,748	-	-	-	-	-	-	-	-	1,748
Misc.													

Olde Ivy at Vinings Neighborhood Association, Inc.

Summary Statement of Revenues and Expenses For 4/30/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
800 - Transfer to Reserves	18,511	-	18,511	18,511	-	-	-	-	-	-	-	-	55,532
Total Misc.	18,511	-	18,511	18,511	-	-	-	-	-	-	-	-	55,532
Total Expense	61,107	68,775	75,949	67,335	-	-	-	-	-	-	-	-	273,165
Operating Net Total	\$33,543	(\$883)	\$6,122	\$18,474	-	-	-	-	-	-	-	-	\$57,257

Olde Ivy at Vinings Neighborhood Association, Inc.

Summary Statement of Revenues and Expenses For 4/30/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Expense													
Capital Improvements													
810 - CAP: Pool Deck Pergola	-	-	-	21,876	-	-	-	-	-	-	-	-	21,876
Total Capital Improvements	-	-	-	21,876	-	-	-	-	-	-	-	-	21,876
Misc.													
805 - CAP- Pool Furniture	-	-	11,818	-	-	-	-	-	-	-	-	-	11,818
Total Misc.	-	-	11,818	-	-	-	-	-	-	-	-	-	11,818
Total Expense	-	-	11,818	21,876	-	-	-	-	-	-	-	-	33,694
Reserve Net Total	-	-	(\$11,818)	(\$21,876)	-	-	-	-	-	-	-	-	(\$33,694)
Net Total	\$33,543	(\$883)	(\$5,696)	(\$3,402)	-	-	-	-	-	-	-	-	\$23,563