

Olde Ivy at Vinings Neighborhood Association, Inc.

Balance Sheet For 2/28/2023

Cash

Operating Cash Account (AAB)	\$32,416.57	
Money Market (AAB)	\$464,692.49	
Pacific Premier Bank Loan Account	\$2,184.00	

Total Cash**Total Assets****\$499,293.06****\$499,293.06**

Liabilities

Pacific Premier Bank Loan	\$189,129.39	
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Total Liabilities**\$189,129.39****Liabilities and Equity**

Prior Years Income (Loss)	\$277,502.75	
Net Income	\$32,660.92	

Total Liabilities and Equity**Total Liabilities / Equity****\$310,163.67****\$499,293.06**

Olde Ivy at Vinings Neighborhood Association, Inc.

Statement of Revenues and Expenses 2/1/2023 - 2/28/2023

	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)	100,295.16	100,300.00	(4.84)	601,800.00
305 - Special Assessment - sub association loan proceeds	-	-	-	-	-	-	59,000.00
340 - Clubhouse Rental Income	365.00	-	365.00	365.00	185.00	180.00	1,110.00
350 - Water Reimbursement	11,561.65	15,250.00	(3,688.35)	36,437.46	30,500.00	5,937.46	183,000.00
360 - Meter Fee Reimbursement	902.80	873.00	29.80	1,845.82	1,746.00	99.82	10,476.00
362 - Interest Income	155.41	41.67	113.74	328.60	83.34	245.26	500.00
370 - Cable Marketing Income	4,760.21	-	4,760.21	4,760.21	4,200.00	560.21	16,800.00
380 - Miscellaneous Income	-	100.00	(100.00)	-	200.00	(200.00)	1,200.00
390 - Transfer to Reserves	-	-	-	18,510.81	-	18,510.81	-
Total Operating Income	67,892.65	66,414.67	1,477.98	162,543.06	137,214.34	25,328.72	873,886.00
Total Income	67,892.65	66,414.67	1,477.98	162,543.06	137,214.34	25,328.72	873,886.00

Operating Expense

General & Administrative

440 - Administrative Services	860.48	350.00	(510.48)	1,088.47	700.00	(388.47)	4,200.00
441 - Cable Marketing Expense	-	1,680.00	1,680.00	-	1,680.00	1,680.00	7,280.00
445 - Telephone	428.68	-	(428.68)	817.62	-	(817.62)	-
450 - Management Contract	2,645.83	2,646.00	.17	5,291.66	5,292.00	.34	31,752.00
460 - Insurance	1,794.87	-	(1,794.87)	2,445.51	-	(2,445.51)	12,957.00
470 - Legal Expenses	-	333.33	333.33	-	666.66	666.66	4,000.00
475 - Loan Repayment- Principal	-	5,033.00	5,033.00	-	10,066.00	10,066.00	60,396.00
488 - Internet	-	145.75	145.75	-	291.50	291.50	1,749.00
535 - Accounting & Audit	-	-	-	-	-	-	350.00
580 - Welcome Committee	-	125.00	125.00	-	250.00	250.00	1,500.00
585 - Loan Interest Expense	731.05	-	(731.05)	1,478.73	-	(1,478.73)	-
590 - Social Events	1,583.77	-	(1,583.77)	1,608.77	-	(1,608.77)	5,601.00
Total General & Administrative	8,044.68	10,313.08	2,268.40	12,730.76	18,946.16	6,215.40	129,785.00

Grounds Maintenance

550 - Reserve Study	-	-	-	-	-	-	750.00
600 - Grounds Contract	8,411.68	8,411.68	-	16,823.36	16,823.36	-	100,940.16
605 - Grounds - Maintenance	2,765.00	833.33	(1,931.67)	3,035.00	1,666.66	(1,368.34)	10,000.00
610 - Pine Straw	-	-	-	19,284.67	19,284.67	-	37,480.94
620 - Seasonal Flowers	-	-	-	-	-	-	15,660.88
625 - Pressure Washing	-	666.67	666.67	-	1,333.34	1,333.34	8,000.00
630 - Irrigation Repairs	-	2,083.33	2,083.33	-	4,166.66	4,166.66	25,000.00
640 - Tree Work/Trim	800.00	350.00	(450.00)	800.00	700.00	(100.00)	4,200.00
645 - Landscape Improvements	-	-	-	-	-	-	22,000.00
Total Grounds Maintenance	11,976.68	12,345.01	368.33	39,943.03	43,974.69	4,031.66	224,031.98

Recreation Area Maintenance

Olde Ivy at Vinings Neighborhood Association, Inc.

Statement of Revenues and Expenses 2/1/2023 - 2/28/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
650 - Pool - Contract	130.23	650.00	519.77	260.46	1,300.00	1,039.54	7,800.00
655 - Pool - Licenses & Fees	-	-	-	-	-	-	400.00
660 - Pool - Repairs and Maintenance	-	416.67	416.67	-	833.34	833.34	5,000.00
670 - Fitness Center	-	125.00	125.00	225.00	250.00	25.00	1,500.00
680 - Clubhouse Maint & Repair	5,393.15	125.00	(5,268.15)	6,018.15	250.00	(5,768.15)	1,500.00
690 - Clubhouse - Janitorial	650.00	625.00	(25.00)	1,550.00	1,250.00	(300.00)	7,500.00
Total Recreation Area Maintenance	6,173.38	1,941.67	(4,231.71)	8,053.61	3,883.34	(4,170.27)	23,700.00
Maintenance							
700 - Building Repair/Maintenance	-	83.00	83.00	-	166.00	166.00	996.00
710 - Plumbing Repairs & Maintenance	275.00	125.00	(150.00)	1,944.50	250.00	(1,694.50)	1,500.00
720 - Electrical Repairs	-	125.00	125.00	-	250.00	250.00	1,500.00
730 - Water System Repairs	-	42.00	42.00	-	84.00	84.00	504.00
740 - Meter Repair	4,391.00	833.00	(3,558.00)	4,391.00	1,666.00	(2,725.00)	9,996.00
750 - Gate Maintenance/Repair	5,618.55	1,000.00	(4,618.55)	6,459.66	2,000.00	(4,459.66)	12,000.00
760 - Fire Hydrants	-	-	-	-	-	-	3,200.00
770 - Remote & Fob Expense	2,057.08	-	(2,057.08)	2,794.31	-	(2,794.31)	-
Total Maintenance	12,341.63	2,208.00	(10,133.63)	15,589.47	4,416.00	(11,173.47)	29,696.00
Utilities							
400 - Electric	-	2,000.00	2,000.00	4,226.17	4,000.00	(226.17)	24,000.00
410 - Water/Sewer	29,950.27	15,916.67	(14,033.60)	29,950.27	31,833.34	1,883.07	191,000.00
413 - Water - Clubhouse	33.23	666.67	633.44	308.45	1,333.34	1,024.89	8,000.00
415 - Water - Irrigation	63.00	2,020.83	1,957.83	126.00	4,041.66	3,915.66	24,250.00
420 - Gas	192.34	200.00	7.66	426.57	400.00	(26.57)	2,400.00
435 - Cable TV	-	100.00	100.00	-	200.00	200.00	1,200.00
436 - Telephone	-	100.00	100.00	-	200.00	200.00	1,200.00
437 - Pest Control	-	42.00	42.00	17.00	84.00	67.00	504.00
438 - Termite	-	93.75	93.75	-	187.50	187.50	1,125.00
530 - Property Taxes	-	-	-	-	-	-	500.00
540 - Income Tax	-	-	-	-	-	-	833.30
Total Utilities	30,238.84	21,139.92	(9,098.92)	35,054.46	42,279.84	7,225.38	255,012.30
Misc.							
800 - Transfer to Reserves	-	18,510.81	18,510.81	18,510.81	37,021.62	18,510.81	222,129.72
Total Misc.	-	18,510.81	18,510.81	18,510.81	37,021.62	18,510.81	222,129.72
Total Expense	68,775.21	66,458.49	(2,316.72)	129,882.14	150,521.65	20,639.51	884,355.00
Operating Net Total	(882.56)	(43.82)	(838.74)	32,660.92	(13,307.31)	45,968.23	(10,469.00)

Olde Ivy at Vinings Neighborhood Association, Inc.

Statement of Revenues and Expenses 2/1/2023 - 2/28/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
Capital Improvements							
810 - CAP: Pool Deck Pergola	-	-	-	-	-	-	16,480.00
815 - CAP - Pool Deck Finishing	-	-	-	-	-	-	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
Total Capital Improvements	-	-	-	-	4,841.00	4,841.00	207,071.00
Misc.							
805 - CAP- Pool Furniture	-	17,000.00	17,000.00	-	17,000.00	17,000.00	17,000.00
Total Misc.	-	17,000.00	17,000.00	-	17,000.00	17,000.00	17,000.00
Total Expense	-	17,000.00	17,000.00	-	21,841.00	21,841.00	224,071.00
Reserve Net Total	-	(17,000.00)	17,000.00	-	(21,841.00)	21,841.00	(224,071.00)
Net Total	(882.56)	(17,043.82)	16,161.26	32,660.92	(35,148.31)	67,809.23	(234,540.00)

Olde Ivy at Vinings Neighborhood Association, Inc.

Summary Statement of Revenues and Expenses For 2/28/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
301 - Regular Assessments	50,148	50,148	-	-	-	-	-	-	-	-	-	-	100,295
340 - Clubhouse Rental Income	-	365	-	-	-	-	-	-	-	-	-	-	365
350 - Water Reimbursement	24,876	11,562	-	-	-	-	-	-	-	-	-	-	36,437
360 - Meter Fee Reimbursement	943	903	-	-	-	-	-	-	-	-	-	-	1,846
362 - Interest Income	173	155	-	-	-	-	-	-	-	-	-	-	329
370 - Cable Marketing Income	-	4,760	-	-	-	-	-	-	-	-	-	-	4,760
390 - Transfer to Reserves	18,511	-	-	-	-	-	-	-	-	-	-	-	18,511
Total Operating Income	94,650	67,893	-	-	-	-	-	-	-	-	-	-	162,543
Total Income	94,650	67,893	-	-	-	-	-	-	-	-	-	-	162,543

Operating Expense

General & Administrative													
440 - Administrative Services	228	860	-	-	-	-	-	-	-	-	-	-	1,088
445 - Telephone	389	429	-	-	-	-	-	-	-	-	-	-	818
450 - Management Contract	2,646	2,646	-	-	-	-	-	-	-	-	-	-	5,292
460 - Insurance	651	1,795	-	-	-	-	-	-	-	-	-	-	2,446
585 - Loan Interest Expense	748	731	-	-	-	-	-	-	-	-	-	-	1,479
590 - Social Events	25	1,584	-	-	-	-	-	-	-	-	-	-	1,609
Total General & Administrative	4,686	8,045	-	-	-	-	-	-	-	-	-	-	12,731

Grounds Maintenance													
600 - Grounds Contract	8,412	8,412	-	-	-	-	-	-	-	-	-	-	16,823
605 - Grounds - Maintenance	270	2,765	-	-	-	-	-	-	-	-	-	-	3,035
610 - Pine Straw	19,285	-	-	-	-	-	-	-	-	-	-	-	19,285
640 - Tree Work/Trim	-	800	-	-	-	-	-	-	-	-	-	-	800
Total Grounds Maintenance	27,966	11,977	-	-	-	-	-	-	-	-	-	-	39,943

Recreation Area Maintenance													
650 - Pool - Contract	130	130	-	-	-	-	-	-	-	-	-	-	260

Olde Ivy at Vinings Neighborhood Association, Inc.

Summary Statement of Revenues and Expenses For 2/28/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
670 - Fitness Center	225	-	-	-	-	-	-	-	-	-	-	-	225
680 - Clubhouse Maint & Repair	625	5,393	-	-	-	-	-	-	-	-	-	-	6,018
690 - Clubhouse - Janitorial	900	650	-	-	-	-	-	-	-	-	-	-	1,550
Total Recreation Area Maintenance	1,880	6,173	-	-	-	-	-	-	-	-	-	-	8,054
Maintenance													
710 - Plumbing Repairs & Maintenance	1,670	275	-	-	-	-	-	-	-	-	-	-	1,945
740 - Meter Repair	-	4,391	-	-	-	-	-	-	-	-	-	-	4,391
750 - Gate Maintenance/Repair	841	5,619	-	-	-	-	-	-	-	-	-	-	6,460
770 - Remote & Fob Expense	737	2,057	-	-	-	-	-	-	-	-	-	-	2,794
Total Maintenance	3,248	12,342	-	-	-	-	-	-	-	-	-	-	15,589
Utilities													
400 - Electric	4,226	-	-	-	-	-	-	-	-	-	-	-	4,226
410 - Water/Sewer	-	29,950	-	-	-	-	-	-	-	-	-	-	29,950
413 - Water - Clubhouse	275	33	-	-	-	-	-	-	-	-	-	-	308
415 - Water - Irrigation	63	63	-	-	-	-	-	-	-	-	-	-	126
420 - Gas	234	192	-	-	-	-	-	-	-	-	-	-	427
437 - Pest Control	17	-	-	-	-	-	-	-	-	-	-	-	17
Total Utilities	4,816	30,239	-	-	-	-	-	-	-	-	-	-	35,054
Misc.													
800 - Transfer to Reserves	18,511	-	-	-	-	-	-	-	-	-	-	-	18,511
Total Misc.	18,511	-	-	-	-	-	-	-	-	-	-	-	18,511
Total Expense	61,107	68,775	-	-	-	-	-	-	-	-	-	-	129,882
Operating Net Total	\$33,543	(\$883)	-	-	-	-	-	-	-	-	-	-	\$32,661
Net Total	\$33,543	(\$883)	-	-	-	-	-	-	-	-	-	-	\$32,661