



Olde Ivy at Vinings Neighborhood Association,
Inc.

Financial Report For Month Ending
06/30/2023

Olde Ivy at Vinings Neighborhood Association, Inc.

Balance Sheet For 6/30/2023

Cash

Operating Cash Account (AAB)	\$99,752.56
Money Market (AAB)	\$1.93
ICS Money Market (AAB)	\$442,939.66
Pacific Premier Bank Loan Account	\$2,184.00

Total Cash

Total Assets \$544,878.15

Liabilities

Pre-Paid Assessments	\$88.01
Pacific Premier Bank Loan	\$171,675.29

Total Liabilities

\$171,763.30

Liabilities and Equity

Prior Years Income (Loss)	\$277,502.75
Net Income (Loss)	\$95,612.10

Total Liabilities and Equity

Total Liabilities / Equity \$373,114.85
\$544,878.15

Olde Ivy at Vinings Neighborhood Association, Inc.

Statement of Revenues and Expenses 6/1/2023 - 6/30/2023

	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)	300,885.48	300,900.00	(14.52)	601,800.00
305 - Special Assessment - sub association loan proceeds	59,000.00	59,000.00	-	59,000.00	59,000.00	-	59,000.00
340 - Clubhouse Rental Income	220.00	-	220.00	1,480.00	555.00	925.00	1,110.00
350 - Water Reimbursement	18,607.49	15,250.00	3,357.49	94,106.11	91,500.00	2,606.11	183,000.00
360 - Meter Fee Reimbursement	898.09	873.00	25.09	5,510.45	5,238.00	272.45	10,476.00
362 - Interest Income	3.22	41.67	(38.45)	856.38	250.02	606.36	500.00
370 - Cable Marketing Income	-	-	-	9,547.29	8,400.00	1,147.29	16,800.00
380 - Miscellaneous Income	-	100.00	(100.00)	350.00	600.00	(250.00)	1,200.00
390 - Transfer to Reserves	18,510.81	-	18,510.81	92,554.05	-	92,554.05	-
Total Operating Income	147,387.19	125,414.67	21,972.52	564,289.76	466,443.02	97,846.74	873,886.00
Total Income	147,387.19	125,414.67	21,972.52	564,289.76	466,443.02	97,846.74	873,886.00

Operating Expense

General & Administrative

440 - Administrative Services	83.44	350.00	266.56	2,014.70	2,100.00	85.30	4,200.00
441 - Cable Marketing Expense	-	-	-	2,825.61	3,360.00	534.39	7,280.00
445 - Telephone	440.79	-	(440.79)	2,580.78	-	(2,580.78)	-
450 - Management Contract	2,645.83	2,646.00	.17	15,874.98	15,876.00	1.02	31,752.00
460 - Insurance	1,351.55	-	(1,351.55)	4,442.70	-	(4,442.70)	12,957.00
470 - Legal Expenses	980.00	333.33	(646.67)	1,855.00	1,999.98	144.98	4,000.00
475 - Loan Repayment- Principal	-	5,033.00	5,033.00	-	30,198.00	30,198.00	60,396.00
488 - Internet	-	145.75	145.75	-	874.50	874.50	1,749.00
535 - Accounting & Audit	-	-	-	-	350.00	350.00	350.00
580 - Welcome Committee	-	125.00	125.00	-	750.00	750.00	1,500.00
585 - Loan Interest Expense	663.67	-	(663.67)	4,156.31	-	(4,156.31)	-
590 - Social Events	1,028.00	-	(1,028.00)	3,430.71	1,666.67	(1,764.04)	5,601.00
Total General & Administrative	7,193.28	8,633.08	1,439.80	37,180.79	57,175.15	19,994.36	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	-	50,470.08	50,470.08	-	100,940.16
605 - Grounds - Maintenance	-	833.33	833.33	3,427.00	4,999.98	1,572.98	10,000.00
610 - Pine Straw	-	-	-	19,284.67	19,284.67	-	37,480.94
620 - Seasonal Flowers	8,085.59	-	(8,085.59)	8,085.59	8,200.61	115.02	15,660.88
625 - Pressure Washing	-	666.67	666.67	-	4,000.02	4,000.02	8,000.00
630 - Irrigation Repairs	-	2,083.33	2,083.33	6,529.00	12,499.98	5,970.98	25,000.00
640 - Tree Work/Trim	450.00	350.00	(100.00)	4,105.00	2,100.00	(2,005.00)	4,200.00
645 - Landscape Improvements	-	2,750.00	2,750.00	-	11,000.00	11,000.00	22,000.00
Total Grounds Maintenance	16,947.27	15,095.01	(1,852.26)	92,461.34	113,305.34	20,844.00	224,031.98

Olde Ivy at Vinings Neighborhood Association, Inc.

Statement of Revenues and Expenses 6/1/2023 - 6/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Recreation Area Maintenance							
650 - Pool - Contract	1,388.23	650.00	(738.23)	3,497.56	3,900.00	402.44	7,800.00
655 - Pool - Licenses & Fees	-	-	-	361.90	400.00	38.10	400.00
660 - Pool - Repairs and Maintenance	-	416.67	416.67	775.00	2,500.02	1,725.02	5,000.00
670 - Fitness Center	-	125.00	125.00	330.00	750.00	420.00	1,500.00
680 - Clubhouse Maint & Repair	325.00	125.00	(200.00)	16,496.85	750.00	(15,746.85)	1,500.00
690 - Clubhouse - Janitorial	525.00	625.00	100.00	3,983.50	3,750.00	(233.50)	7,500.00
Total Recreation Area Maintenance	2,238.23	1,941.67	(296.56)	25,444.81	12,050.02	(13,394.79)	23,700.00
Maintenance							
700 - Building Repair/Maintenance	-	83.00	83.00	294.00	498.00	204.00	996.00
710 - Plumbing Repairs & Maintenance	-	125.00	125.00	9,944.50	750.00	(9,194.50)	1,500.00
720 - Electrical Repairs	-	125.00	125.00	-	750.00	750.00	1,500.00
730 - Water System Repairs	-	42.00	42.00	-	252.00	252.00	504.00
740 - Meter Repair	2,151.50	833.00	(1,318.50)	11,983.50	4,998.00	(6,985.50)	9,996.00
750 - Gate Maintenance/Repair	-	1,000.00	1,000.00	7,549.16	6,000.00	(1,549.16)	12,000.00
760 - Fire Hydrants	-	-	-	-	-	-	3,200.00
770 - Remote & Fob Expense	-	-	-	5,237.12	-	(5,237.12)	-
Total Maintenance	2,151.50	2,208.00	56.50	35,008.28	13,248.00	(21,760.28)	29,696.00
Utilities							
400 - Electric	8,052.30	2,000.00	(6,052.30)	25,886.84	12,000.00	(13,886.84)	24,000.00
410 - Water/Sewer	17,431.38	15,916.67	(1,514.71)	107,423.64	95,500.02	(11,923.62)	191,000.00
413 - Water - Clubhouse	-	666.67	666.67	375.00	4,000.02	3,625.02	8,000.00
415 - Water - Irrigation	4,508.70	2,020.83	(2,487.87)	5,130.30	12,124.98	6,994.68	24,250.00
420 - Gas	-	200.00	200.00	777.14	1,200.00	422.86	2,400.00
435 - Cable TV	-	100.00	100.00	-	600.00	600.00	1,200.00
436 - Telephone	-	100.00	100.00	-	600.00	600.00	1,200.00
437 - Pest Control	217.00	42.00	(175.00)	593.00	252.00	(341.00)	504.00
438 - Termite	-	93.75	93.75	-	562.50	562.50	1,125.00
530 - Property Taxes	-	-	-	-	-	-	500.00
540 - Income Tax	-	-	-	-	500.00	500.00	833.30
Total Utilities	30,209.38	21,139.92	(9,069.46)	140,185.92	127,339.52	(12,846.40)	255,012.30
Capital Improvements							
810 - CAP: Pool Deck Pergola	-	-	-	1,748.00	-	(1,748.00)	-
825 - CAP - Retaining Wall	5,500.00	-	(5,500.00)	10,400.00	-	(10,400.00)	-
Total Capital Improvements	5,500.00	-	(5,500.00)	12,148.00	-	(12,148.00)	-
Misc.							
800 - Transfer to Reserves	18,510.81	18,510.81	-	92,554.05	111,064.86	18,510.81	222,129.72
Total Misc.	18,510.81	18,510.81	-	92,554.05	111,064.86	18,510.81	222,129.72

Olde Ivy at Vinings Neighborhood Association, Inc.

Statement of Revenues and Expenses 6/1/2023 - 6/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Expense	82,750.47	67,528.49	(15,221.98)	434,983.19	434,182.89	(800.30)	884,355.00
Operating Net Total	64,636.72	57,886.18	6,750.54	129,306.57	32,260.13	97,046.44	(10,469.00)

Olde Ivy at Vinings Neighborhood Association, Inc.

Statement of Revenues and Expenses 6/1/2023 - 6/30/2023

	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)	16,480.00
815 - CAP - Pool Deck Finishing	-	-	-	-	12,000.00	12,000.00	12,000.00
820 - CAP - Pool Lighting Low Voltage	-	-	-	-	2,000.00	2,000.00	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	52,571.00	30,695.00	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	-	-	-	33,694.47	69,571.00	35,876.53	224,071.00
Reserve Net Total	-	-	-	(33,694.47)	(69,571.00)	35,876.53	(224,071.00)
Net Total	64,636.72	57,886.18	6,750.54	95,612.10	(37,310.87)	132,922.97	(234,540.00)

Olde Ivy at Vinings Neighborhood Association, Inc.

Summary Statement of Revenues and Expenses For 6/30/2023

	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	50,148	50,148	-	-	-	-	-	-	300,885
305 - Special Assessment - sub association loan proceeds	-	-	-	-	-	59,000	-	-	-	-	-	-	59,000
340 - Clubhouse Rental Income	-	365	190	370	335	220	-	-	-	-	-	-	1,480
350 - Water Reimbursement	24,876	11,562	12,099	15,311	11,650	18,607	-	-	-	-	-	-	94,106
360 - Meter Fee Reimbursement	943	903	944	944	878	898	-	-	-	-	-	-	5,510
362 - Interest Income	173	155	179	175	171	3	-	-	-	-	-	-	856
370 - Cable Marketing Income	-	4,760	-	-	4,787	-	-	-	-	-	-	-	9,547
380 - Miscellaneous Income	-	-	-	350	-	-	-	-	-	-	-	-	350
390 - Transfer to Reserves	18,511	-	18,511	18,511	18,511	18,511	-	-	-	-	-	-	92,554
Total Operating Income	94,650	67,893	82,071	85,809	86,480	147,387	-	-	-	-	-	-	564,290
Total Income	94,650	67,893	82,071	85,809	86,480	147,387	-	-	-	-	-	-	564,290

Operating Expense

General & Administrative													
440 - Administrative Services	228	860	258	354	231	83	-	-	-	-	-	-	2,015
441 - Cable Marketing Expense	-	-	-	-	2,826	-	-	-	-	-	-	-	2,826
445 - Telephone	389	429	441	441	441	441	-	-	-	-	-	-	2,581
450 - Management Contract	2,646	2,646	2,646	2,646	2,646	2,646	-	-	-	-	-	-	15,875
460 - Insurance	651	1,795	-	646	-	1,352	-	-	-	-	-	-	4,443
470 - Legal Expenses	-	-	-	-	875	980	-	-	-	-	-	-	1,855
585 - Loan Interest Expense	748	731	655	697	662	664	-	-	-	-	-	-	4,156
590 - Social Events	25	1,584	-	50	744	1,028	-	-	-	-	-	-	3,431
Total General & Administrative	4,686	8,045	4,000	4,833	8,424	7,193	-	-	-	-	-	-	37,181

Grounds Maintenance													
525 - Grounds - Improvements	-	-	560	-	-	-	-	-	-	-	-	-	560
600 - Grounds Contract	8,412	8,412	8,412	8,412	8,412	8,412	-	-	-	-	-	-	50,470
605 - Grounds - Maintenance	270	2,765	-	392	-	-	-	-	-	-	-	-	3,427

Olde Ivy at Vinings Neighborhood Association, Inc.

Summary Statement of Revenues and Expenses For 6/30/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
610 - Pine Straw	19,285	-	-	-	-	-	-	-	-	-	-	-	19,285
620 - Seasonal Flowers	-	-	-	-	-	8,086	-	-	-	-	-	-	8,086
630 - Irrigation Repairs	-	-	-	-	6,529	-	-	-	-	-	-	-	6,529
640 - Tree Work/Trim	-	800	1,730	-	1,125	450	-	-	-	-	-	-	4,105
Total Grounds Maintenance	27,966	11,977	10,702	8,804	16,066	16,947	-	-	-	-	-	-	92,461
Recreation Area Maintenance													
650 - Pool - Contract	130	130	230	130	1,488	1,388	-	-	-	-	-	-	3,498
655 - Pool - Licenses & Fees	-	-	-	362	-	-	-	-	-	-	-	-	362
660 - Pool - Repairs and Maintenance	-	-	-	192	583	-	-	-	-	-	-	-	775
670 - Fitness Center	225	-	105	-	-	-	-	-	-	-	-	-	330
680 - Clubhouse Maint & Repair	625	5,393	8,928	1,213	13	325	-	-	-	-	-	-	16,497
690 - Clubhouse - Janitorial	900	650	709	450	750	525	-	-	-	-	-	-	3,984
Total Recreation Area Maintenance	1,880	6,173	9,972	2,347	2,834	2,238	-	-	-	-	-	-	25,445
Maintenance													
700 - Building Repair/Maintenance	-	-	-	-	294	-	-	-	-	-	-	-	294
710 - Plumbing Repairs & Maintenance	1,670	275	7,250	750	-	-	-	-	-	-	-	-	9,945
740 - Meter Repair	-	4,391	-	4,554	887	2,152	-	-	-	-	-	-	11,984
750 - Gate Maintenance/Repair	841	5,619	355	-	735	-	-	-	-	-	-	-	7,549
770 - Remote & Fob Expense	737	2,057	-	823	1,620	-	-	-	-	-	-	-	5,237
Total Maintenance	3,248	12,342	7,605	6,127	3,536	2,152	-	-	-	-	-	-	35,008
Utilities													
400 - Electric	4,226	-	5,701	7,907	-	8,052	-	-	-	-	-	-	25,887
410 - Water/Sewer	-	29,950	19,357	16,643	24,041	17,431	-	-	-	-	-	-	107,424
413 - Water - Clubhouse	275	33	22	45	-	-	-	-	-	-	-	-	375
415 - Water - Irrigation	63	63	63	208	225	4,509	-	-	-	-	-	-	5,130
420 - Gas	234	192	-	145	206	-	-	-	-	-	-	-	777
437 - Pest Control	17	-	17	17	325	217	-	-	-	-	-	-	593

Olde Ivy at Vinings Neighborhood Association, Inc.

Summary Statement of Revenues and Expenses For 6/30/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
Total Utilities	4,816	30,239	25,160	24,965	24,797	30,209	-	-	-	-	-	-	140,186
Capital Improvements													
810 - CAP: Pool Deck Pergola	-	-	-	1,748	-	-	-	-	-	-	-	-	1,748
825 - CAP - Retaining Wall	-	-	-	-	4,900	5,500	-	-	-	-	-	-	10,400
Total Capital Improvements	-	-	-	1,748	4,900	5,500	-	-	-	-	-	-	12,148
Misc.													
800 - Transfer to Reserves	18,511	-	18,511	18,511	18,511	18,511	-	-	-	-	-	-	92,554
Total Misc.	18,511	-	18,511	18,511	18,511	18,511	-	-	-	-	-	-	92,554
Total Expense	61,107	68,775	75,949	67,335	79,067	82,750	-	-	-	-	-	-	434,983
Operating Net Total	\$33,543	(\$883)	\$6,122	\$18,474	\$7,413	\$64,637	-	-	-	-	-	-	\$129,307

Olde Ivy at Vinings Neighborhood Association, Inc.

Summary Statement of Revenues and Expenses For 6/30/2023

	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)	\$7,413	\$64,637	-	-	-	-	-	-	\$95,612