

# Balance Sheet

Wednesday October 31, 2012

## Annual Alley Dues

Cash Accounting Year Starts January 1, 2012

### ASSETS

#### Current Assets

Alley Reserves Bank Acc.	\$96,395.30	
SVHOA Operating Account	\$11,224.12	
Total Current Assets		\$107,619.42

TOTAL ASSETS		<u>\$107,619.42</u>
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### EQUITY

#### Alley Reserve Account

Alley Reserves	\$96,076.33	
Alley Reserves Interest	\$318.97	
Total Alley Reserve Account		\$96,395.30

Current Year Earnings	\$9,988.00	
Retained Earnings	\$1,236.12	

TOTAL EQUITY		<u>\$107,619.42</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$107,619.42</u>
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# Balance Sheet

Wednesday October 31, 2012

## Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2012

### ASSETS

#### Current Assets

SVHOA Operating Account

\$2,581.25

Total Current Assets

\$2,581.25

TOTAL ASSETS

\$2,581.25

### EQUITY

Current Year Earnings

\$2,326.00

Retained Earnings

\$255.25

TOTAL EQUITY

\$2,581.25

TOTAL LIABILITIES AND EQUITY

\$2,581.25

# Balance Sheet

Wednesday October 31, 2012

## Highgrove Townhomes

Cash Accounting Year Starts January 1, 2012

### ASSETS

#### Current Assets

HG TH Reserves Bank Acc.	\$68,897.54	
Highgrove TH Reserves CD	\$108,006.49	
SVHOA Operating Account	\$18,627.12	
Total Current Assets		\$195,531.15

TOTAL ASSETS \$195,531.15

### EQUITY

Highgrove TH Reserve Acc.		
HG Reserve Interest	\$1,167.08	
Highgrove TH Reserves	\$175,736.95	
Total Highgrove TH Reserve Acc.		\$176,904.03
Current Year Earnings	\$13,966.61	
Retained Earnings	\$4,660.51	

TOTAL EQUITY \$195,531.15

TOTAL LIABILITIES AND EQUITY \$195,531.15

# Balance Sheet

Wednesday October 31, 2012

## Southern Village HOA

Cash Accounting Year Starts January 1, 2012

### ASSETS

General Reserves Account			
General Reserves Bank Acc		\$123,615.95	
	Total General Reserves Account		\$123,615.95
Current Assets			
SVHOA Operating Account		\$74,296.81	
	Total Current Assets		\$74,296.81
	TOTAL ASSETS		<u>\$197,912.76</u>

### EQUITY

General Reserves Account			
General Reserves		\$123,206.90	
Reserve Interest		\$409.05	
	Total General Reserves Account		\$123,615.95
Current Year Earnings		\$32,750.78	
Retained Earnings		\$41,546.03	
	TOTAL EQUITY		<u>\$197,912.76</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$197,912.76</u>

# Balance Sheet

Wednesday October 31, 2012

## Townhome I

Cash Accounting Year Starts January 1, 2012

### ASSETS

#### Current Assets

SVHOA Operating Account	\$15,288.85	
TH I Reserve Bank Account	\$59,118.44	
Total Current Assets		\$74,407.29

TOTAL ASSETS		<u>\$74,407.29</u>
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### EQUITY

Current Year Earnings	\$4,450.15	
Retained Earnings	\$10,838.70	
TH I Reserve Account		
TH I Reserves	\$58,922.81	
TH I Reserves Interest	\$195.63	
Total TH I Reserve Account		\$59,118.44

TOTAL EQUITY		<u>\$74,407.29</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$74,407.29</u>
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# Balance Sheet

Wednesday October 31, 2012

## Townhome II

Cash Accounting Year Starts January 1, 2012

### ASSETS

#### Current Assets

SVHOA Operating Account	\$35,711.28	
TH II Reserve Bank Acc.	\$131,424.15	
Townhome II Reserves CD	\$108,006.49	
Total Current Assets		\$275,141.92

TOTAL ASSETS		<u>\$275,141.92</u>
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### EQUITY

Current Year Earnings	\$14,667.98	
Retained Earnings	\$21,043.30	
TH II Reserve Account		
TH II Reserves	\$238,055.42	
TH II Reserves Interest	\$1,375.22	
Total TH II Reserve Account		\$239,430.64

TOTAL EQUITY		<u>\$275,141.92</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$275,141.92</u>
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# Balance Sheet

Wednesday October 31, 2012

## Westend Townhomes

Cash Accounting Year Starts January 1, 2012

### ASSETS

#### Current Assets

SVHOA Operating Account	\$15,239.68	
Westend ReserveBK Account	\$49,589.91	
Total Current Assets		\$64,829.59

TOTAL ASSETS \$64,829.59

### EQUITY

Current Year Earnings	\$5,254.57	
Retained Earnings	\$9,985.11	
Westend Reserve Account		
Westend Reserves	\$49,425.81	
Westend Reserves Interest	\$164.10	
Total Westend Reserve Account		\$49,589.91

TOTAL EQUITY \$64,829.59

TOTAL LIABILITIES AND EQUITY \$64,829.59

# Unexpended Budget Report

Wednesday October 31, 2012

## Alley Reserves 2012 Budget

Annual Alley Dues Cash Accounting Year Starts January 1, 2012

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Alley Reserves Interest	16.37	0.00	16.37	318.97	0.00	318.97	0.00	(318.97)
Annual Alley Dues	365.00	0.00	365.00	30,653.00	31,098.00	(445.00)	31,098.00	445.00
Total Income	381.37	0.00	381.37	30,971.97	31,098.00	(126.03)	31,098.00	126.03
<b>TOTAL INCOME</b>								
	381.37	0.00	381.37	30,971.97	31,098.00	(126.03)	31,098.00	126.03
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Alley Management	50.00	50.00	0.00	500.00	500.00	0.00	600.00	100.00
Alley Repairs/Seal Coat	8,932.50	9,000.00	(67.50)	20,165.00	18,000.00	2,165.00	18,000.00	(2,165.00)
Total Operating Expenses	8,982.50	9,050.00	(67.50)	20,665.00	18,500.00	2,165.00	18,600.00	(2,065.00)
Total Operating Expenses	8,982.50	9,050.00	(67.50)	20,665.00	18,500.00	2,165.00	18,600.00	(2,065.00)
Reserves: Capital Expense								
Transfer to Alley Reserve	0.00	0.00	0.00	0.00	0.00	0.00	12,498.00	12,498.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	12,498.00	12,498.00
<b>TOTAL EXPENSES</b>								
	8,982.50	9,050.00	(67.50)	20,665.00	18,500.00	2,165.00	31,098.00	10,433.00
<b>NET INCOME (LOSS)</b>								
	(8,601.13)	(9,050.00)	448.87	10,306.97	12,598.00	(2,291.03)		

# Unexpended Budget Report

Wednesday October 31, 2012

## Courtyard 2012 Budget

Courtyard Annual Dues Cash Accounting Year Starts January 1, 2012

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Annual Courtyard Dues	0.00	0.00	0.00	7,000.00	7,000.00	0.00	7,000.00	0.00
Total Income	0.00	0.00	0.00	7,000.00	7,000.00	0.00	7,000.00	0.00
<b>TOTAL INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7,000.00</b>	<b>7,000.00</b>	<b>0.00</b>	<b>7,000.00</b>	<b>0.00</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Courtyard Landscape	323.00	421.00	(98.00)	3,916.00	4,210.00	(294.00)	5,052.00	1,136.00
Courtyard Management Fee	43.00	43.00	0.00	433.00	433.00	0.00	520.00	87.00
Courtyard Mulch	0.00	1,028.00	(1,028.00)	325.00	1,428.00	(1,103.00)	1,428.00	1,103.00
Total Operating Expenses	366.00	1,492.00	(1,126.00)	4,674.00	6,071.00	(1,397.00)	7,000.00	2,326.00
Total Operating Expenses	366.00	1,492.00	(1,126.00)	4,674.00	6,071.00	(1,397.00)	7,000.00	2,326.00
<b>TOTAL EXPENSES</b>	<b>366.00</b>	<b>1,492.00</b>	<b>(1,126.00)</b>	<b>4,674.00</b>	<b>6,071.00</b>	<b>(1,397.00)</b>	<b>7,000.00</b>	<b>2,326.00</b>
<b>NET INCOME (LOSS)</b>	<b>(366.00)</b>	<b>(1,492.00)</b>	<b>1,126.00</b>	<b>2,326.00</b>	<b>929.00</b>	<b>1,397.00</b>		

# Unexpended Budget Report

Wednesday October 31, 2012

## Highgrove Townhomes 2012 Budget

Highgrove Townhomes Cash Accounting Year Starts January 1, 2012

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
HG Reserve Interest	64.94	0.00	64.94	1,167.08	0.00	1,167.08	0.00	(1,167.08)
Highgrove Monthly Dues	5,390.00	5,280.00	110.00	50,287.16	52,800.00	(2,512.84)	63,360.00	13,072.84
Highgrove TH Late Fees	0.00	0.00	0.00	40.00	0.00	40.00	0.00	(40.00)
Total Income	5,454.94	5,280.00	174.94	51,494.24	52,800.00	(1,305.76)	63,360.00	11,865.76
<b>TOTAL INCOME</b>	<b>5,454.94</b>	<b>5,280.00</b>	<b>174.94</b>	<b>51,494.24</b>	<b>52,800.00</b>	<b>(1,305.76)</b>	<b>63,360.00</b>	<b>11,865.76</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
HG Landscape Non Contract	345.00	250.00	95.00	345.00	750.00	(405.00)	1,000.00	655.00
Highgrove Build Exterior	3,890.00	800.00	3,090.00	7,806.50	8,000.00	(193.50)	9,600.00	1,793.50
Highgrove FA Contract	0.00	150.00	(150.00)	1,250.02	1,500.00	(249.98)	1,800.00	549.98
Highgrove FA Electric	100.66	134.00	(33.34)	1,559.79	1,334.00	225.79	1,600.00	40.21
Highgrove FA Inspections	0.00	0.00	0.00	0.00	0.00	0.00	1,010.00	1,010.00
Highgrove FA Phone	467.69	464.00	3.69	4,322.13	4,634.00	(311.87)	5,560.00	1,237.87
Highgrove Landscape	810.00	841.50	(31.50)	8,320.50	8,415.00	(94.50)	10,098.00	1,777.50
Highgrove Management Fee	410.00	410.00	0.00	4,096.00	4,096.00	0.00	4,915.00	819.00
Highgrove Mulch	0.00	0.00	0.00	2,000.00	2,000.00	0.00	2,000.00	0.00
Highgrove Print & Postage	0.00	0.00	0.00	66.00	125.00	(59.00)	250.00	184.00
Highgrove Termite Inspect	0.00	0.00	0.00	1,680.00	1,680.00	0.00	1,680.00	0.00
Highgrove Water & Sewer	1,311.03	375.00	936.03	4,914.61	3,750.00	1,164.61	4,500.00	(414.61)
Total Operating Expenses	7,334.38	3,424.50	3,909.88	36,360.55	36,284.00	76.55	44,013.00	7,652.45
Total Operating Expenses	7,334.38	3,424.50	3,909.88	36,360.55	36,284.00	76.55	44,013.00	7,652.45
Reserves: Capital Expense								
Highgrove Reserve Transfr	0.00	0.00	0.00	0.00	0.00	0.00	19,347.00	19,347.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	19,347.00	19,347.00
<b>TOTAL EXPENSES</b>	<b>7,334.38</b>	<b>3,424.50</b>	<b>3,909.88</b>	<b>36,360.55</b>	<b>36,284.00</b>	<b>76.55</b>	<b>63,360.00</b>	<b>26,999.45</b>
<b>NET INCOME (LOSS)</b>	<b>(1,879.44)</b>	<b>1,855.50</b>	<b>(3,734.94)</b>	<b>15,133.69</b>	<b>16,516.00</b>	<b>(1,382.31)</b>		

# Unexpended Budget Report

Wednesday October 31, 2012

## 2012 SVHOA Budget

Southern Village HOA Cash Accounting Year Starts January 1, 2012

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Annual Assessmt	1,000.00	0.00	1,000.00	129,976.00	133,200.00	(3,224.00)	133,200.00	3,224.00
Assessment Class III	0.00	0.00	0.00	400.00	400.00	0.00	400.00	0.00
Assessment Sub-Associat.	0.00	0.00	0.00	18,000.00	17,250.00	750.00	17,250.00	(750.00)
Assessment SV Apartments	0.00	0.00	0.00	3,675.00	3,675.00	0.00	3,675.00	0.00
Late Fee Income	260.00	0.00	260.00	700.00	0.00	700.00	0.00	(700.00)
Other income	0.00	0.00	0.00	420.00	0.00	420.00	0.00	(420.00)
Reserve Interest	21.00	0.00	21.00	409.05	0.00	409.05	0.00	(409.05)
Total Income	1,281.00	0.00	1,281.00	153,580.05	154,525.00	(944.95)	154,525.00	944.95
TOTAL INCOME	1,281.00	0.00	1,281.00	153,580.05	154,525.00	(944.95)	154,525.00	944.95
<b>EXPENSES</b>								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Fences (Parks)	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
Greenways & Paths	480.00	166.00	314.00	3,096.35	1,668.00	1,428.35	2,000.00	(1,096.35)
Greenways Tree Removal	0.00	726.00	(726.00)	4,136.00	7,268.00	(3,132.00)	8,722.00	4,586.00
Landscape	3,122.00	3,122.00	0.00	31,226.00	31,219.00	7.00	37,463.00	6,237.00
Mulch All Areas	0.00	0.00	0.00	3,555.00	3,575.00	(20.00)	7,500.00	3,945.00
Parks	820.00	416.00	404.00	4,437.97	4,166.00	271.97	5,000.00	562.03
Pond Care Contract	0.00	0.00	0.00	3,600.00	3,600.00	0.00	4,800.00	1,200.00
Pond Improvements	0.00	0.00	0.00	605.00	1,400.00	(795.00)	2,000.00	1,395.00
Trees (St. Care Contract)	85.00	0.00	85.00	8,000.00	8,000.00	0.00	8,000.00	0.00
Walls (stone)	0.00	500.00	(500.00)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
Total Maintenance Expenses	4,507.00	5,180.00	(673.00)	58,656.32	62,896.00	(4,239.68)	77,485.00	18,828.68
Total Maintenance Expenses	4,507.00	5,180.00	(673.00)	58,656.32	62,896.00	(4,239.68)	77,485.00	18,828.68
Community Watch	0.00	250.00	(250.00)	118.72	1,000.00	(881.28)	1,000.00	881.28
Electric	229.89	208.00	21.89	2,203.10	2,083.00	120.10	2,500.00	296.90
Going Green	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
Management Fee	1,539.00	1,539.00	0.00	15,392.00	15,392.00	0.00	18,470.00	3,078.00
Market Street Events	0.00	0.00	0.00	8,000.00	8,000.00	0.00	8,000.00	0.00
Misc.	0.00	12.00	(12.00)	0.00	126.00	(126.00)	150.00	150.00

# Unexpended Budget Report

Wednesday October 31, 2012

## 2012 SVHOA Budget (Continued)

Southern Village HOA Cash Accounting Year Starts January 1, 2012

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>EXPENSES (Continued)</b>								
Expenses (Continued)								
NC Symphony Donation	0.00	0.00	0.00	2,000.00	2,000.00	0.00	2,000.00	0.00
Police Substation	0.00	0.00	0.00	5,000.00	5,000.00	0.00	5,000.00	0.00
Storm Water Charge	0.00	0.00	0.00	858.57	1,100.00	(241.43)	1,100.00	241.43
SV Charity Events	0.00	200.00	(200.00)	250.00	450.00	(200.00)	700.00	450.00
Trash Cans (Wkly Service)	400.00	200.00	200.00	1,800.00	2,000.00	(200.00)	2,400.00	600.00
Water & Sewer Common Area	674.83	600.00	74.83	1,644.68	2,900.00	(1,255.32)	4,000.00	2,355.32
Welcome Committee	50.00	0.00	50.00	218.05	350.00	(131.95)	350.00	131.95
Total Operating Expenses	7,400.72	8,439.00	(1,038.28)	96,141.44	104,297.00	(8,155.56)	124,155.00	28,013.56
SVHOA Administration								
Administration - Misc.	0.00	18.00	(18.00)	730.18	168.00	562.18	200.00	(530.18)
Bank Service Charge	81.13	0.00	81.13	627.48	0.00	627.48	0.00	(627.48)
Insurance	357.00	0.00	357.00	3,836.00	4,000.00	(164.00)	4,000.00	164.00
Legal	595.00	0.00	595.00	1,957.50	650.00	1,307.50	1,650.00	(307.50)
Management Contract Fee	1,539.00	1,539.00	0.00	15,392.00	15,392.00	0.00	18,470.00	3,078.00
Printing & Postage	0.00	0.00	0.00	1,644.16	1,650.00	(5.84)	3,500.00	1,855.84
Tax Return Preparation	0.00	0.00	0.00	(1,012.54)	550.00	(1,562.54)	550.00	1,562.54
Website	120.00	125.00	(5.00)	1,104.00	1,750.00	(646.00)	2,000.00	896.00
Total SVHOA Administration	2,692.13	1,682.00	1,010.13	24,278.78	24,160.00	118.78	30,370.00	6,091.22
<b>TOTAL EXPENSES</b>	10,092.85	10,121.00	(28.15)	120,420.22	128,457.00	(8,036.78)	154,525.00	34,104.78
<b>NET INCOME (LOSS)</b>	(8,811.85)	(10,121.00)	1,309.15	33,159.83	26,068.00	7,091.83		

# Unexpended Budget Report

Wednesday October 31, 2012

## Townhome I 2012 Budget

Townhome I Cash Accounting Year Starts January 1, 2012

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
TH I Reserves Interest	10.04	0.00	10.04	195.63	0.00	195.63	0.00	(195.63)
Townhome I Dues	2,100.00	1,600.00	500.00	16,341.00	16,000.00	341.00	19,200.00	2,859.00
Townhome I Late Fees	20.00	0.00	20.00	60.00	0.00	60.00	0.00	(60.00)
Total Income	2,130.04	1,600.00	530.04	16,596.63	16,000.00	596.63	19,200.00	2,603.37
<b>TOTAL INCOME</b>	<b>2,130.04</b>	<b>1,600.00</b>	<b>530.04</b>	<b>16,596.63</b>	<b>16,000.00</b>	<b>596.63</b>	<b>19,200.00</b>	<b>2,603.37</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH I Building Exterior	2,417.45	268.00	2,149.45	4,149.45	2,668.00	1,481.45	3,200.00	(949.45)
TH I Gutter Cleaning	0.00	400.00	(400.00)	0.00	400.00	(400.00)	400.00	400.00
TH I Landscape	352.00	524.00	(172.00)	4,724.00	5,240.00	(516.00)	6,288.00	1,564.00
TH I Management	136.00	136.00	0.00	1,366.00	1,366.00	0.00	1,639.00	273.00
TH I Mulch	0.00	0.00	0.00	1,125.00	1,200.00	(75.00)	1,200.00	75.00
TH I Printing & Postage	0.00	0.00	0.00	26.40	50.00	(23.60)	125.00	98.60
TH I Termite Inspection	0.00	0.00	0.00	560.00	560.00	0.00	560.00	0.00
Total Operating Expenses	2,905.45	1,328.00	1,577.45	11,950.85	11,484.00	466.85	13,412.00	1,461.15
Total Operating Expenses	2,905.45	1,328.00	1,577.45	11,950.85	11,484.00	466.85	13,412.00	1,461.15
TH I Reserve Account								
TH I Reserve Transfer	0.00	0.00	0.00	0.00	0.00	0.00	5,788.00	5,788.00
Total TH I Reserve Account	0.00	0.00	0.00	0.00	0.00	0.00	5,788.00	5,788.00
<b>TOTAL EXPENSES</b>	<b>2,905.45</b>	<b>1,328.00</b>	<b>1,577.45</b>	<b>11,950.85</b>	<b>11,484.00</b>	<b>466.85</b>	<b>19,200.00</b>	<b>7,249.15</b>
<b>NET INCOME (LOSS)</b>	<b>(775.41)</b>	<b>272.00</b>	<b>(1,047.41)</b>	<b>4,645.78</b>	<b>4,516.00</b>	<b>129.78</b>		

# Unexpended Budget Report

Wednesday October 31, 2012

## Townhome II 2012 Budget

Townhome II Cash Accounting Year Starts January 1, 2012

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
TH II Late Fees	0.00	0.00	0.00	20.00	0.00	20.00	0.00	(20.00)
TH II Reserves Interest	75.56	0.00	75.56	1,375.22	0.00	1,375.22	0.00	(1,375.22)
Townhome II Monthly Dues	4,580.05	4,400.00	180.05	44,471.46	44,000.00	471.46	52,800.00	8,328.54
Total Income	4,655.61	4,400.00	255.61	45,866.68	44,000.00	1,866.68	52,800.00	6,933.32
<b>TOTAL INCOME</b>	<b>4,655.61</b>	<b>4,400.00</b>	<b>255.61</b>	<b>45,866.68</b>	<b>44,000.00</b>	<b>1,866.68</b>	<b>52,800.00</b>	<b>6,933.32</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH II Building Exterior	325.00	916.00	(591.00)	8,928.50	9,166.00	(237.50)	11,000.00	2,071.50
TH II Lansdcape	900.00	947.00	(47.00)	9,329.00	9,470.00	(141.00)	11,364.00	2,035.00
TH II Lndspe Non-Contract	0.00	0.00	0.00	775.00	0.00	775.00	0.00	(775.00)
TH II Management	469.00	469.00	0.00	4,694.00	4,694.00	0.00	5,633.00	939.00
TH II Mulch	0.00	0.00	0.00	4,087.50	4,100.00	(12.50)	4,100.00	12.50
TH II Printing & Postage	0.00	0.00	0.00	84.48	100.00	(15.52)	300.00	215.52
TH II Termite Inspection	0.00	0.00	0.00	1,925.00	2,000.00	(75.00)	2,000.00	75.00
Total Operating Expenses	1,694.00	2,332.00	(638.00)	29,823.48	29,530.00	293.48	34,397.00	4,573.52
Total Operating Expenses	1,694.00	2,332.00	(638.00)	29,823.48	29,530.00	293.48	34,397.00	4,573.52
Reserves: Capital Expense								
TH II Tranfer to Reserves	0.00	0.00	0.00	0.00	0.00	0.00	18,403.00	18,403.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	18,403.00	18,403.00
<b>TOTAL EXPENSES</b>	<b>1,694.00</b>	<b>2,332.00</b>	<b>(638.00)</b>	<b>29,823.48</b>	<b>29,530.00</b>	<b>293.48</b>	<b>52,800.00</b>	<b>22,976.52</b>
<b>NET INCOME (LOSS)</b>	<b>2,961.61</b>	<b>2,068.00</b>	<b>893.61</b>	<b>16,043.20</b>	<b>14,470.00</b>	<b>1,573.20</b>		

# Unexpended Budget Report

Wednesday October 31, 2012

## Westend Townhomes 2012 Budget

Westend Townhomes Cash Accounting Year Starts January 1, 2012

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Westend Reserves Interest	8.43	0.00	8.43	164.10	0.00	164.10	0.00	(164.10)
Westend Townhomes	2,920.00	2,640.00	280.00	25,157.24	26,400.00	(1,242.76)	31,680.00	6,522.76
Total Income	2,928.43	2,640.00	288.43	25,321.34	26,400.00	(1,078.66)	31,680.00	6,358.66
<b>TOTAL INCOME</b>	<b>2,928.43</b>	<b>2,640.00</b>	<b>288.43</b>	<b>25,321.34</b>	<b>26,400.00</b>	<b>(1,078.66)</b>	<b>31,680.00</b>	<b>6,358.66</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Westend Building Exterior	0.00	366.00	(366.00)	6,157.78	3,666.00	2,491.78	4,400.00	(1,757.78)
Westend FA Contract	0.00	77.00	(77.00)	710.09	767.00	(56.91)	920.00	209.91
Westend FA Electric	49.15	93.00	(43.85)	829.00	918.00	(89.00)	1,100.00	271.00
Westend FA Inspections	0.00	0.00	0.00	0.00	0.00	0.00	510.00	510.00
Westend FA Phone	232.12	240.00	(7.88)	2,383.10	2,400.00	(16.90)	2,880.00	496.90
Westend Landscape	440.00	618.50	(178.50)	5,649.50	6,185.00	(535.50)	7,422.00	1,772.50
Westend Management	188.00	188.00	0.00	1,879.00	1,879.00	0.00	2,253.00	374.00
Westend Mulch	0.00	0.00	0.00	1,500.00	1,500.00	0.00	1,500.00	0.00
Westend Termite Inspect	0.00	0.00	0.00	770.00	770.00	0.00	770.00	0.00
Westnd Printing & Postage	0.00	0.00	0.00	24.20	100.00	(75.80)	150.00	125.80
Total Operating Expenses	909.27	1,582.50	(673.23)	19,902.67	18,185.00	1,717.67	21,905.00	2,002.33
Total Operating Expenses	909.27	1,582.50	(673.23)	19,902.67	18,185.00	1,717.67	21,905.00	2,002.33
Reserves: Capital Expense								
Westend Reserve Transfer	0.00	0.00	0.00	0.00	0.00	0.00	9,775.00	9,775.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	9,775.00	9,775.00
<b>TOTAL EXPENSES</b>	<b>909.27</b>	<b>1,582.50</b>	<b>(673.23)</b>	<b>19,902.67</b>	<b>18,185.00</b>	<b>1,717.67</b>	<b>31,680.00</b>	<b>11,777.33</b>
<b>NET INCOME (LOSS)</b>	<b>2,019.16</b>	<b>1,057.50</b>	<b>961.66</b>	<b>5,418.67</b>	<b>8,215.00</b>	<b>(2,796.33)</b>		