

Balance Sheet

Saturday August 31, 2013

Annual Alley Dues

Cash Accounting Year Starts January 1, 2013

ASSETS

Current Assets

Alley Reserves Bank Acc.	\$107,570.70	
SVHOA Operating Account	\$32,101.12	
Total Current Assets		\$139,671.82

TOTAL ASSETS		<u>\$139,671.82</u>
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EQUITY

Alley Reserve Account

Alley Reserves	\$107,427.58	
Alley Reserves Interest	\$143.12	
Total Alley Reserve Account		\$107,570.70

Current Year Earnings	\$31,767.00	
Retained Earnings	\$334.12	

TOTAL EQUITY		<u>\$139,671.82</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$139,671.82</u>
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Balance Sheet
Saturday August 31, 2013

Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2013

ASSETS

Current Assets

SVHOA Operating Account

\$4,318.25

Total Current Assets

\$4,318.25

TOTAL ASSETS

\$4,318.25

EQUITY

Current Year Earnings

\$2,470.00

Retained Earnings

\$1,848.25

TOTAL EQUITY

\$4,318.25

TOTAL LIABILITIES AND EQUITY

\$4,318.25

Balance Sheet
Saturday August 31, 2013

Highgrove Townhomes

Cash Accounting Year Starts January 1, 2013

ASSETS

Current Assets

HG TH Reserves Bank Acc.	\$88,385.27	
Highgrove TH Reserves CD	\$108,547.44	
SVHOA Operating Account	\$17,690.22	
Total Current Assets		\$214,622.93

TOTAL ASSETS \$214,622.93

EQUITY

Highgrove TH Reserve Acc.		
HG Reserve Interest	\$550.22	
Highgrove TH Reserves	\$196,382.49	
Total Highgrove TH Reserve Acc.		\$196,932.71
Current Year Earnings	\$16,400.90	
Retained Earnings	\$1,289.32	

TOTAL EQUITY \$214,622.93

TOTAL LIABILITIES AND EQUITY \$214,622.93

Balance Sheet
Saturday August 31, 2013

Southern Village HOA

Cash Accounting Year Starts January 1, 2013

ASSETS

General Reserves Account			
General Reserves Bank Acc		\$123,822.01	
	Total General Reserves Account		\$123,822.01
Current Assets			
SVHOA Operating Account		\$105,130.21	
	Total Current Assets		\$105,130.21
	TOTAL ASSETS		<u>\$228,952.22</u>

EQUITY

General Reserves Account			
General Reserves		\$123,657.27	
Reserve Interest		\$164.74	
	Total General Reserves Account		\$123,822.01
Current Year Earnings		\$63,815.48	
Retained Earnings		\$41,314.73	
	TOTAL EQUITY		<u>\$228,952.22</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$228,952.22</u>

Balance Sheet
Saturday August 31, 2013

Townhome I

Cash Accounting Year Starts January 1, 2013

ASSETS

Current Assets

SVHOA Operating Account	\$15,596.15	
TH I Reserve Bank Account	\$67,227.69	
Total Current Assets		\$82,823.84

TOTAL ASSETS		<u>\$82,823.84</u>
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EQUITY

Current Year Earnings	\$6,603.00	
Retained Earnings	\$8,993.15	
TH I Reserve Account		
TH I Reserves	\$67,138.24	
TH I Reserves Interest	\$89.45	
Total TH I Reserve Account		\$67,227.69

TOTAL EQUITY		<u>\$82,823.84</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$82,823.84</u>
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Balance Sheet

Saturday August 31, 2013

Townhome II

Cash Accounting Year Starts January 1, 2013

ASSETS

Current Assets

SVHOA Operating Account	\$24,750.78	
TH II Reserve Bank Acc.	\$150,070.85	
Townhome II Reserves CD	\$108,547.44	
Total Current Assets		\$283,369.07

TOTAL ASSETS \$283,369.07

EQUITY

Current Year Earnings	\$4,030.70	
Retained Earnings	\$20,720.08	
TH II Reserve Account		
TH II Reserves	\$257,986.00	
TH II Reserves Interest	\$632.29	
Total TH II Reserve Account		\$258,618.29

TOTAL EQUITY \$283,369.07

TOTAL LIABILITIES AND EQUITY \$283,369.07

Balance Sheet
Saturday August 31, 2013

Westend Townhomes

Cash Accounting Year Starts January 1, 2013

ASSETS

Current Assets

SVHOA Operating Account	\$16,982.04	
Westend ReserveBK Account	\$59,460.65	
Total Current Assets		\$76,442.69
TOTAL ASSETS		<u>\$76,442.69</u>

EQUITY

Current Year Earnings	\$8,384.56	
Retained Earnings	\$8,597.48	
Westend Reserve Account		
Westend Reserves	\$59,381.54	
Westend Reserves Interest	\$79.11	
Total Westend Reserve Account		\$59,460.65
TOTAL EQUITY		<u>\$76,442.69</u>
TOTAL LIABILITIES AND EQUITY		<u>\$76,442.69</u>

Unexpended Budget Report

Saturday August 31, 2013

Alley Reserves 2013 Budget

Annual Alley Dues Cash Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Alley Reserves Interest	18.27	0.00	18.27	143.12	0.00	143.12	0.00	(143.12)
Annual Alley Dues	240.00	0.00	240.00	33,967.00	34,080.00	(113.00)	34,080.00	113.00
Total Income	258.27	0.00	258.27	34,110.12	34,080.00	30.12	34,080.00	(30.12)
TOTAL INCOME	258.27	0.00	258.27	34,110.12	34,080.00	30.12	34,080.00	(30.12)
EXPENSES								
Expenses								
Operating Expenses								
Alley Management	50.00	50.00	0.00	400.00	400.00	0.00	600.00	200.00
Alley Repairs/Seal Coat	0.00	2,000.00	(2,000.00)	1,800.00	3,800.00	(2,000.00)	5,000.00	3,200.00
Total Operating Expenses	50.00	2,050.00	(2,000.00)	2,200.00	4,200.00	(2,000.00)	5,600.00	3,400.00
Total Operating Expenses	50.00	2,050.00	(2,000.00)	2,200.00	4,200.00	(2,000.00)	5,600.00	3,400.00
Reserves: Capital Expense								
Transfer to Alley Reserve	0.00	0.00	0.00	0.00	0.00	0.00	28,480.00	28,480.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	28,480.00	28,480.00
TOTAL EXPENSES	50.00	2,050.00	(2,000.00)	2,200.00	4,200.00	(2,000.00)	34,080.00	31,880.00
NET INCOME (LOSS)	208.27	(2,050.00)	2,258.27	31,910.12	29,880.00	2,030.12		

Unexpended Budget Report

Saturday August 31, 2013

Courtyard 2013 Budget

Courtyard Annual Dues Cash Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
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
TOTAL INCOME	0.00	0.00	0.00	7,000.00	7,000.00	0.00	7,000.00	0.00
EXPENSES								
Expenses								
Operating Expenses								
Courtyard Landscape	323.00	325.00	(2.00)	2,584.00	2,600.00	(16.00)	3,900.00	1,316.00
Courtyard Management Fee	43.00	43.00	0.00	346.00	346.00	0.00	520.00	174.00
Courtyard Mulch	0.00	0.00	0.00	1,600.00	1,600.00	0.00	2,580.00	980.00
Total Operating Expenses	366.00	368.00	(2.00)	4,530.00	4,546.00	(16.00)	7,000.00	2,470.00
Total Operating Expenses	366.00	368.00	(2.00)	4,530.00	4,546.00	(16.00)	7,000.00	2,470.00
TOTAL EXPENSES	366.00	368.00	(2.00)	4,530.00	4,546.00	(16.00)	7,000.00	2,470.00
NET INCOME (LOSS)	(366.00)	(368.00)	2.00	2,470.00	2,454.00	16.00		

Unexpended Budget Report

Saturday August 31, 2013

Highgrove Townhomes 2013 Budget

Highgrove Townhomes Cash Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
HG Reserve Interest	70.30	0.00	70.30	550.22	0.00	550.22	0.00	(550.22)
Highgrove Monthly Dues	6,280.00	5,280.00	1,000.00	42,750.00	42,240.00	510.00	63,360.00	20,610.00
Highgrove TH Late Fees	20.00	0.00	20.00	60.00	0.00	60.00	0.00	(60.00)
Total Income	6,370.30	5,280.00	1,090.30	43,360.22	42,240.00	1,120.22	63,360.00	19,999.78
TOTAL INCOME	6,370.30	5,280.00	1,090.30	43,360.22	42,240.00	1,120.22	63,360.00	19,999.78
EXPENSES								
Expenses								
Operating Expenses								
HG Landscape Non Contract	0.00	100.00	(100.00)	120.00	500.00	(380.00)	1,000.00	880.00
HG Legal Expenses	229.41	0.00	229.41	1,455.16	0.00	1,455.16	0.00	(1,455.16)
Highgrove Build Exterior	680.00	1,200.00	(520.00)	4,854.90	9,600.00	(4,745.10)	14,400.00	9,545.10
Highgrove FA Contract	328.80	157.00	171.80	1,462.48	1,253.00	209.48	1,880.00	417.52
Highgrove FA Electric	119.80	150.00	(30.20)	1,117.08	1,200.00	(82.92)	1,800.00	682.92
Highgrove FA Inspections	0.00	0.00	0.00	0.00	0.00	0.00	1,010.00	1,010.00
Highgrove FA Phone	232.84	464.00	(231.16)	3,839.24	3,707.00	132.24	5,560.00	1,720.76
Highgrove Landscape	810.00	810.00	0.00	6,480.00	6,480.00	0.00	9,720.00	3,240.00
Highgrove Management Fee	409.00	409.00	0.00	3,276.00	3,276.00	0.00	4,915.00	1,639.00
Highgrove Mulch	0.00	0.00	0.00	2,000.00	2,000.00	0.00	3,000.00	1,000.00
Highgrove Print & Postage	0.00	0.00	0.00	0.00	50.00	(50.00)	250.00	250.00
Highgrove Termite Inspect	0.00	0.00	0.00	0.00	0.00	0.00	1,680.00	1,680.00
Highgrove Water & Sewer	749.37	500.00	249.37	1,804.24	4,000.00	(2,195.76)	6,000.00	4,195.76
Total Operating Expenses	3,559.22	3,790.00	(230.78)	26,409.10	32,066.00	(5,656.90)	51,215.00	24,805.90
Total Operating Expenses	3,559.22	3,790.00	(230.78)	26,409.10	32,066.00	(5,656.90)	51,215.00	24,805.90
Reserves: Capital Expense								
Highgrove Reserve Transfr	0.00	0.00	0.00	0.00	0.00	0.00	12,145.00	12,145.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	12,145.00	12,145.00
TOTAL EXPENSES	3,559.22	3,790.00	(230.78)	26,409.10	32,066.00	(5,656.90)	63,360.00	36,950.90

Unexpended Budget Report

Saturday August 31, 2013

NET INCOME (LOSS)	<u>2,811.08</u>	<u>1,490.00</u>	<u>1,321.08</u>	<u>16,951.12</u>	<u>10,174.00</u>	<u>6,777.12</u>
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Unexpended Budget Report

Saturday August 31, 2013

2013 SVHOA Budget

Southern Village HOA Cash Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Annual Assessmt	920.00	0.00	920.00	152,433.00	152,720.00	(287.00)	152,720.00	287.00
Assessment Class III	0.00	0.00	0.00	460.00	460.00	0.00	460.00	0.00
Assessment Sub-Associat.	0.00	0.00	0.00	18,600.00	17,250.00	1,350.00	17,250.00	(1,350.00)
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	140.00	0.00	140.00	615.00	0.00	615.00	0.00	(615.00)
Other income	0.00	0.00	0.00	235.00	0.00	235.00	0.00	(235.00)
Reserve Interest	21.02	0.00	21.02	164.74	0.00	164.74	0.00	(164.74)
Total Income	1,081.02	0.00	1,081.02	176,182.74	174,105.00	2,077.74	174,105.00	(2,077.74)
TOTAL INCOME	1,081.02	0.00	1,081.02	176,182.74	174,105.00	2,077.74	174,105.00	(2,077.74)
EXPENSES								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Fences (Parks)	0.00	0.00	0.00	95.00	300.00	(205.00)	500.00	405.00
Greenways & Paths	0.00	250.00	(250.00)	1,975.00	2,000.00	(25.00)	3,000.00	1,025.00
Greenways Tree Removal	4,000.00	1,350.00	2,650.00	8,357.50	10,800.00	(2,442.50)	16,200.00	7,842.50
Landscape	3,217.00	3,167.00	50.00	25,736.00	25,334.00	402.00	38,000.00	12,264.00
Mulch All Areas	0.00	0.00	0.00	4,750.00	4,750.00	0.00	9,000.00	4,250.00
Parks	0.00	500.00	(500.00)	4,232.85	4,000.00	232.85	6,000.00	1,767.15
Pond Care Contract	0.00	0.00	0.00	2,400.00	2,400.00	0.00	4,800.00	2,400.00
Pond Improvements	500.00	500.00	0.00	7,400.00	1,500.00	5,900.00	2,000.00	(5,400.00)
Trees (St. Care Contract)	0.00	0.00	0.00	0.00	0.00	0.00	16,000.00	16,000.00
Walls (stone)	0.00	0.00	0.00	1,939.28	1,000.00	939.28	1,000.00	(939.28)
Total Maintenance Expenses	7,717.00	5,767.00	1,950.00	56,885.63	52,084.00	4,801.63	96,500.00	39,614.37
Total Maintenance Expenses	7,717.00	5,767.00	1,950.00	56,885.63	52,084.00	4,801.63	96,500.00	39,614.37
Community Watch	0.00	250.00	(250.00)	0.00	500.00	(500.00)	500.00	500.00
Electric	261.46	250.00	11.46	1,739.01	2,000.00	(260.99)	3,000.00	1,260.99
Going Green	0.00	0.00	0.00	0.00	400.00	(400.00)	500.00	500.00
Management Fee	1,539.00	1,539.00	0.00	12,314.00	12,314.00	0.00	18,470.00	6,156.00
Market Street Events	0.00	0.00	0.00	8,000.00	8,000.00	0.00	8,000.00	0.00

Unexpended Budget Report

Saturday August 31, 2013

2013 SVHOA Budget (Continued)

Southern Village HOA Cash Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Expenses (Continued)								
Misc.	0.00	10.00	(10.00)	100.00	76.00	24.00	115.00	15.00
NC Symphony Donation	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
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	0.00	0.00	0.00	1,000.00	1,000.00
SV Charity Events	0.00	0.00	0.00	0.00	0.00	0.00	700.00	700.00
Trash Cans (Wkly Service)	400.00	200.00	200.00	1,400.00	1,600.00	(200.00)	2,400.00	1,000.00
Water & Sewer Common Area	534.03	500.00	34.03	1,218.53	1,700.00	(481.47)	4,000.00	2,781.47
Welcome Committee	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00	500.00
Total Operating Expenses	10,451.49	8,516.00	1,935.49	86,657.17	84,174.00	2,483.17	142,685.00	56,027.83
SVHOA Administration								
Admin Misc. & Bank Fees	2,264.39	75.00	2,189.39	2,860.28	600.00	2,260.28	900.00	(1,960.28)
Insurance	0.00	0.00	0.00	3,826.00	4,000.00	(174.00)	4,000.00	174.00
Legal	1,194.02	0.00	1,194.02	2,650.77	1,250.00	1,400.77	2,000.00	(650.77)
Management Contract Fee	1,539.00	1,539.00	0.00	12,314.00	12,314.00	0.00	18,470.00	6,156.00
Printing & Postage	0.00	0.00	0.00	730.30	1,500.00	(769.70)	3,500.00	2,769.70
Reserve Study	0.00	0.00	0.00	875.00	0.00	875.00	0.00	(875.00)
Tax Return Preparation	0.00	0.00	0.00	600.00	550.00	50.00	550.00	(50.00)
Website	225.00	125.00	100.00	1,689.00	1,500.00	189.00	2,000.00	311.00
Total SVHOA Administration	5,222.41	1,739.00	3,483.41	25,545.35	21,714.00	3,831.35	31,420.00	5,874.65
TOTAL EXPENSES	15,673.90	10,255.00	5,418.90	112,202.52	105,888.00	6,314.52	174,105.00	61,902.48
NET INCOME (LOSS)	(14,592.88)	(10,255.00)	(4,337.88)	63,980.22	68,217.00	(4,236.78)		

Unexpended Budget Report

Saturday August 31, 2013

Townhome I 2013 Budget

Townhome I Cash Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
TH I Reserves Interest	11.42	0.00	11.42	89.45	0.00	89.45	0.00	(89.45)
Townhome I Dues	2,300.00	1,600.00	700.00	12,953.00	12,800.00	153.00	19,200.00	6,247.00
Townhome I Late Fees	60.00	0.00	60.00	60.00	0.00	60.00	0.00	(60.00)
Total Income	2,371.42	1,600.00	771.42	13,102.45	12,800.00	302.45	19,200.00	6,097.55
TOTAL INCOME	2,371.42	1,600.00	771.42	13,102.45	12,800.00	302.45	19,200.00	6,097.55
EXPENSES								
Expenses								
Operating Expenses								
TH I Building Exterior	0.00	400.00	(400.00)	0.00	3,200.00	(3,200.00)	4,800.00	4,800.00
TH I Gutter Cleaning	0.00	0.00	0.00	200.00	400.00	(200.00)	400.00	200.00
TH I Landscape	352.00	352.00	0.00	2,816.00	2,816.00	0.00	4,224.00	1,408.00
TH I Management	139.00	139.00	0.00	1,094.00	1,094.00	0.00	1,639.00	545.00
TH I Mulch	0.00	0.00	0.00	1,200.00	1,200.00	0.00	1,600.00	400.00
TH I NonContract Landscap	0.00	0.00	0.00	1,100.00	0.00	1,100.00	0.00	(1,100.00)
TH I Printing & Postage	0.00	0.00	0.00	0.00	15.00	(15.00)	140.00	140.00
TH I Termite Inspection	0.00	0.00	0.00	0.00	0.00	0.00	560.00	560.00
Total Operating Expenses	491.00	891.00	(400.00)	6,410.00	8,725.00	(2,315.00)	13,363.00	6,953.00
Total Operating Expenses	491.00	891.00	(400.00)	6,410.00	8,725.00	(2,315.00)	13,363.00	6,953.00
TH I Reserve Account								
TH I Reserve Transfer	0.00	0.00	0.00	0.00	0.00	0.00	5,837.00	5,837.00
Total TH I Reserve Account	0.00	0.00	0.00	0.00	0.00	0.00	5,837.00	5,837.00
TOTAL EXPENSES	491.00	891.00	(400.00)	6,410.00	8,725.00	(2,315.00)	19,200.00	12,790.00
NET INCOME (LOSS)	1,880.42	709.00	1,171.42	6,692.45	4,075.00	2,617.45		

Unexpended Budget Report

Saturday August 31, 2013

Townhome II 2013 Budget

Townhome II Cash Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
TH II Reserves Interest	80.78	0.00	80.78	632.29	0.00	632.29	0.00	(632.29)
Townhome II Monthly Dues	4,527.78	4,400.00	127.78	38,359.56	35,200.00	3,159.56	52,800.00	14,440.44
Total Income	4,608.56	4,400.00	208.56	38,991.85	35,200.00	3,791.85	52,800.00	13,808.15
TOTAL INCOME	4,608.56	4,400.00	208.56	38,991.85	35,200.00	3,791.85	52,800.00	13,808.15
EXPENSES								
Expenses								
Operating Expenses								
TH II Building Exterior	7,748.86	1,375.00	6,373.86	9,218.86	11,000.00	(1,781.14)	16,500.00	7,281.14
TH II Lansdscape	900.00	900.00	0.00	7,200.00	7,200.00	0.00	10,800.00	3,600.00
TH II Legal Expenses	0.00	0.00	0.00	(685.00)	0.00	(685.00)	0.00	685.00
TH II Lndspe Non-Contract	350.00	0.00	350.00	2,540.00	0.00	2,540.00	0.00	(2,540.00)
TH II Management	469.00	469.00	0.00	3,755.00	3,755.00	0.00	5,633.00	1,878.00
TH II Mulch	0.00	0.00	0.00	4,800.00	4,500.00	300.00	4,500.00	(300.00)
TH II Painting	0.00	0.00	0.00	7,500.00	0.00	7,500.00	0.00	(7,500.00)
TH II Printing & Postage	0.00	0.00	0.00	0.00	50.00	(50.00)	300.00	300.00
TH II Termite Inspection	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
Total Operating Expenses	9,467.86	2,744.00	6,723.86	34,328.86	26,505.00	7,823.86	39,733.00	5,404.14
Total Operating Expenses	9,467.86	2,744.00	6,723.86	34,328.86	26,505.00	7,823.86	39,733.00	5,404.14
Reserves: Capital Expense								
TH II Tranfer to Reserves	0.00	0.00	0.00	0.00	0.00	0.00	13,067.00	13,067.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	13,067.00	13,067.00
TOTAL EXPENSES	9,467.86	2,744.00	6,723.86	34,328.86	26,505.00	7,823.86	52,800.00	18,471.14
NET INCOME (LOSS)	(4,859.30)	1,656.00	(6,515.30)	4,662.99	8,695.00	(4,032.01)		

Unexpended Budget Report

Saturday August 31, 2013

Westend Townhomes 2013 Budget

Westend Townhomes Cash Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Westend Late Fees	0.00	0.00	0.00	20.00	0.00	20.00	0.00	(20.00)
Westend Reserves Interest	10.10	0.00	10.10	79.11	0.00	79.11	0.00	(79.11)
Westend Townhomes	2,360.00	2,640.00	(280.00)	20,380.00	21,120.00	(740.00)	31,680.00	11,300.00
Total Income	2,370.10	2,640.00	(269.90)	20,479.11	21,120.00	(640.89)	31,680.00	11,200.89
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TOTAL INCOME	2,370.10	2,640.00	(269.90)	20,479.11	21,120.00	(640.89)	31,680.00	11,200.89
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EXPENSES								
Expenses								
Operating Expenses								
WE TH Landsape-NonContract	0.00	0.00	0.00	1,225.00	0.00	1,225.00	0.00	(1,225.00)
Westend Building Exterior	0.00	550.00	(550.00)	387.60	4,400.00	(4,012.40)	6,600.00	6,212.40
Westend FA Contract	168.50	79.00	89.50	920.75	633.00	287.75	950.00	29.25
Westend FA Electric	46.51	91.00	(44.49)	707.17	734.00	(26.83)	1,100.00	392.83
Westend FA Inspections	0.00	0.00	0.00	0.00	0.00	0.00	510.00	510.00
Westend FA Phone	234.70	240.00	(5.30)	1,856.42	1,920.00	(63.58)	2,880.00	1,023.58
Westend Landscape	440.00	440.00	0.00	3,520.00	3,520.00	0.00	5,280.00	1,760.00
Westend Management	188.00	188.00	0.00	1,502.00	1,502.00	0.00	2,253.00	751.00
Westend Mulch	0.00	0.00	0.00	1,600.00	1,600.00	0.00	2,000.00	400.00
Westend Termite Inspect	0.00	0.00	0.00	0.00	0.00	0.00	770.00	770.00
Westnd Printing & Postage	0.00	0.00	0.00	0.00	50.00	(50.00)	150.00	150.00
Total Operating Expenses	1,077.71	1,588.00	(510.29)	11,718.94	14,359.00	(2,640.06)	22,493.00	10,774.06
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Total Operating Expenses	1,077.71	1,588.00	(510.29)	11,718.94	14,359.00	(2,640.06)	22,493.00	10,774.06
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Reserves: Capital Expense								
Westend Reserve Transfer	0.00	0.00	0.00	0.00	0.00	0.00	9,187.00	9,187.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	9,187.00	9,187.00
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SVHOA Administration								
Insurance	296.50	0.00	296.50	296.50	0.00	296.50	0.00	(296.50)
Total SVHOA Administration	296.50	0.00	296.50	296.50	0.00	296.50	0.00	(296.50)

Unexpended Budget Report

Saturday August 31, 2013

Westend Townhomes 2013 Budget (Continued)

Westend Townhomes Cash Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
TOTAL EXPENSES	1,374.21	1,588.00	(213.79)	12,015.44	14,359.00	(2,343.56)	31,680.00	19,664.56
NET INCOME (LOSS)	995.89	1,052.00	(56.11)	8,463.67	6,761.00	1,702.67		