

Balance Sheet

Monday September 30, 2013

Annual Alley Dues

Cash Accounting Year Starts January 1, 2013

ASSETS

Current Assets

Alley Reserves Bank Acc.	\$107,588.39	
SVHOA Operating Account	\$32,291.12	
Total Current Assets		\$139,879.51

TOTAL ASSETS		<u>\$139,879.51</u>
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EQUITY

Alley Reserve Account		
Alley Reserves	\$107,427.58	
Alley Reserves Interest	\$160.81	
Total Alley Reserve Account		\$107,588.39

Current Year Earnings	\$31,957.00	
Retained Earnings	\$334.12	

TOTAL EQUITY		<u>\$139,879.51</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$139,879.51</u>
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Balance Sheet
Monday September 30, 2013

Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2013

ASSETS

Current Assets

SVHOA Operating Account

\$3,951.25

Total Current Assets

\$3,951.25

TOTAL ASSETS

\$3,951.25

EQUITY

Current Year Earnings

\$2,103.00

Retained Earnings

\$1,848.25

TOTAL EQUITY

\$3,951.25

TOTAL LIABILITIES AND EQUITY

\$3,951.25

Balance Sheet
Monday September 30, 2013

Highgrove Townhomes

Cash Accounting Year Starts January 1, 2013

ASSETS

Current Assets

HG TH Reserves Bank Acc.	\$88,399.80	
Highgrove TH Reserves CD	\$108,602.75	
SVHOA Operating Account	\$18,411.36	
Total Current Assets		\$215,413.91

TOTAL ASSETS \$215,413.91

EQUITY

Highgrove TH Reserve Acc.		
HG Reserve Interest	\$620.06	
Highgrove TH Reserves	\$196,382.49	
Total Highgrove TH Reserve Acc.		\$197,002.55
Current Year Earnings	\$17,122.04	
Retained Earnings	\$1,289.32	

TOTAL EQUITY \$215,413.91

TOTAL LIABILITIES AND EQUITY \$215,413.91

Balance Sheet
Monday September 30, 2013

Southern Village HOA

Cash Accounting Year Starts January 1, 2013

ASSETS

General Reserves Account			
General Reserves Bank Acc		\$123,842.37	
	Total General Reserves Account		\$123,842.37
Current Assets			
SVHOA Operating Account		\$98,941.51	
	Total Current Assets		\$98,941.51
	TOTAL ASSETS		<u>\$222,783.88</u>

EQUITY

General Reserves Account			
General Reserves		\$123,657.27	
Reserve Interest		\$185.10	
	Total General Reserves Account		\$123,842.37
Current Year Earnings		\$57,626.78	
Retained Earnings		\$41,314.73	
	TOTAL EQUITY		<u>\$222,783.88</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$222,783.88</u>

Balance Sheet

Monday September 30, 2013

Townhome I

Cash Accounting Year Starts January 1, 2013

ASSETS

Current Assets

SVHOA Operating Account	\$15,848.15	
TH I Reserve Bank Account	\$67,238.74	
Total Current Assets		\$83,086.89
TOTAL ASSETS		\$83,086.89

EQUITY

Current Year Earnings	\$6,855.00	
Retained Earnings	\$8,993.15	
TH I Reserve Account		
TH I Reserves	\$67,138.24	
TH I Reserves Interest	\$100.50	
Total TH I Reserve Account		\$67,238.74
TOTAL EQUITY		\$83,086.89
TOTAL LIABILITIES AND EQUITY		\$83,086.89

Balance Sheet
Monday September 30, 2013

Townhome II

Cash Accounting Year Starts January 1, 2013

ASSETS

Current Assets

SVHOA Operating Account	\$9,001.13	
TH II Reserve Bank Acc.	\$95,095.22	
Townhome II Reserves CD	\$108,602.75	
Total Current Assets		\$212,699.10

TOTAL ASSETS \$212,699.10

EQUITY

Current Year Earnings	(\$11,718.95)	
Retained Earnings	\$20,720.08	
TH II Reserve Account		
TH II Reserves	\$202,986.00	
TH II Reserves Interest	\$711.97	
Total TH II Reserve Account		\$203,697.97

TOTAL EQUITY \$212,699.10

TOTAL LIABILITIES AND EQUITY \$212,699.10

Balance Sheet

Monday September 30, 2013

Westend Townhomes

Cash Accounting Year Starts January 1, 2013

ASSETS

Current Assets

SVHOA Operating Account	\$11,656.96	
Westend ReserveBK Account	\$59,470.42	
Total Current Assets		\$71,127.38
TOTAL ASSETS		<u>\$71,127.38</u>

EQUITY

Current Year Earnings	\$3,059.48	
Retained Earnings	\$8,597.48	
Westend Reserve Account		
Westend Reserves	\$59,381.54	
Westend Reserves Interest	\$88.88	
Total Westend Reserve Account		\$59,470.42
TOTAL EQUITY		<u>\$71,127.38</u>
TOTAL LIABILITIES AND EQUITY		<u>\$71,127.38</u>

Unexpended Budget Report

Monday September 30, 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	17.69	0.00	17.69	160.81	0.00	160.81	0.00	(160.81)
Annual Alley Dues	240.00	0.00	240.00	34,207.00	34,080.00	127.00	34,080.00	(127.00)
Total Income	257.69	0.00	257.69	34,367.81	34,080.00	287.81	34,080.00	(287.81)
TOTAL INCOME	257.69	0.00	257.69	34,367.81	34,080.00	287.81	34,080.00	(287.81)
EXPENSES								
Expenses								
Operating Expenses								
Alley Management	50.00	50.00	0.00	450.00	450.00	0.00	600.00	150.00
Alley Repairs/Seal Coat	0.00	0.00	0.00	1,800.00	3,800.00	(2,000.00)	5,000.00	3,200.00
Total Operating Expenses	50.00	50.00	0.00	2,250.00	4,250.00	(2,000.00)	5,600.00	3,350.00
Total Operating Expenses	50.00	50.00	0.00	2,250.00	4,250.00	(2,000.00)	5,600.00	3,350.00
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	50.00	0.00	2,250.00	4,250.00	(2,000.00)	34,080.00	31,830.00
NET INCOME (LOSS)	207.69	(50.00)	257.69	32,117.81	29,830.00	2,287.81		

Unexpended Budget Report

Monday September 30, 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)	2,907.00	2,925.00	(18.00)	3,900.00	993.00
Courtyard Management Fee	44.00	44.00	0.00	390.00	390.00	0.00	520.00	130.00
Courtyard Mulch	0.00	0.00	0.00	1,600.00	1,600.00	0.00	2,580.00	980.00
Total Operating Expenses	367.00	369.00	(2.00)	4,897.00	4,915.00	(18.00)	7,000.00	2,103.00
Total Operating Expenses	367.00	369.00	(2.00)	4,897.00	4,915.00	(18.00)	7,000.00	2,103.00
TOTAL EXPENSES	367.00	369.00	(2.00)	4,897.00	4,915.00	(18.00)	7,000.00	2,103.00
NET INCOME (LOSS)	(367.00)	(369.00)	2.00	2,103.00	2,085.00	18.00		

Unexpended Budget Report

Monday September 30, 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	69.84	0.00	69.84	620.06	0.00	620.06	0.00	(620.06)
Highgrove Monthly Dues	5,092.75	5,280.00	(187.25)	47,842.75	47,520.00	322.75	63,360.00	15,517.25
Highgrove TH Late Fees	0.00	0.00	0.00	60.00	0.00	60.00	0.00	(60.00)
Total Income	5,162.59	5,280.00	(117.41)	48,522.81	47,520.00	1,002.81	63,360.00	14,837.19
TOTAL INCOME	5,162.59	5,280.00	(117.41)	48,522.81	47,520.00	1,002.81	63,360.00	14,837.19
EXPENSES								
Expenses								
Operating Expenses								
HG Landscape Non Contract	0.00	0.00	0.00	120.00	500.00	(380.00)	1,000.00	880.00
HG Legal Expenses	(180.65)	0.00	(180.65)	1,274.51	0.00	1,274.51	0.00	(1,274.51)
Highgrove Build Exterior	75.00	1,200.00	(1,125.00)	4,929.90	10,800.00	(5,870.10)	14,400.00	9,470.10
Highgrove FA Contract	164.40	157.00	7.40	1,626.88	1,410.00	216.88	1,880.00	253.12
Highgrove FA Electric	163.92	150.00	13.92	1,281.00	1,350.00	(69.00)	1,800.00	519.00
Highgrove FA Inspections	0.00	0.00	0.00	0.00	0.00	0.00	1,010.00	1,010.00
Highgrove FA Phone	237.25	463.00	(225.75)	4,076.49	4,170.00	(93.51)	5,560.00	1,483.51
Highgrove Landscape	810.00	810.00	0.00	7,290.00	7,290.00	0.00	9,720.00	2,430.00
Highgrove Management Fee	410.00	410.00	0.00	3,686.00	3,686.00	0.00	4,915.00	1,229.00
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	1,680.00	1,680.00	0.00	1,680.00	1,680.00	0.00	1,680.00	0.00
Highgrove Water & Sewer	1,011.69	500.00	511.69	2,815.93	4,500.00	(1,684.07)	6,000.00	3,184.07
Total Operating Expenses	4,371.61	5,370.00	(998.39)	30,780.71	37,436.00	(6,655.29)	51,215.00	20,434.29
Total Operating Expenses	4,371.61	5,370.00	(998.39)	30,780.71	37,436.00	(6,655.29)	51,215.00	20,434.29
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	4,371.61	5,370.00	(998.39)	30,780.71	37,436.00	(6,655.29)	63,360.00	32,579.29

Unexpended Budget Report

Monday September 30, 2013

NET INCOME (LOSS)	<u>790.98</u>	<u>(90.00)</u>	<u>880.98</u>	<u>17,742.10</u>	<u>10,084.00</u>	<u>7,658.10</u>
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Unexpended Budget Report

Monday September 30, 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	1,120.00	0.00	1,120.00	153,553.00	152,720.00	833.00	152,720.00	(833.00)
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	40.00	0.00	40.00	655.00	0.00	655.00	0.00	(655.00)
Other income	0.00	0.00	0.00	235.00	0.00	235.00	0.00	(235.00)
Reserve Interest	20.36	0.00	20.36	185.10	0.00	185.10	0.00	(185.10)
Total Income	1,180.36	0.00	1,180.36	177,363.10	174,105.00	3,258.10	174,105.00	(3,258.10)
TOTAL INCOME	1,180.36	0.00	1,180.36	177,363.10	174,105.00	3,258.10	174,105.00	(3,258.10)
EXPENSES								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Fences (Parks)	0.00	200.00	(200.00)	95.00	500.00	(405.00)	500.00	405.00
Greenways & Paths	0.00	250.00	(250.00)	1,975.00	2,250.00	(275.00)	3,000.00	1,025.00
Greenways Tree Removal	0.00	1,350.00	(1,350.00)	8,357.50	12,150.00	(3,792.50)	16,200.00	7,842.50
Landscape	3,217.00	3,166.00	51.00	28,953.00	28,500.00	453.00	38,000.00	9,047.00
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	4,500.00	(267.15)	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	0.00	0.00	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	3,217.00	5,466.00	(2,249.00)	60,102.63	57,550.00	2,552.63	96,500.00	36,397.37
Total Maintenance Expenses	3,217.00	5,466.00	(2,249.00)	60,102.63	57,550.00	2,552.63	96,500.00	36,397.37
Community Watch	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00	500.00
Electric	267.42	250.00	17.42	2,006.43	2,250.00	(243.57)	3,000.00	993.57
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	13,853.00	13,853.00	0.00	18,470.00	4,617.00
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

Monday September 30, 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	86.00	14.00	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	250.00	(250.00)	0.00	250.00	(250.00)	700.00	700.00
Trash Cans (Wkly Service)	200.00	200.00	0.00	1,600.00	1,800.00	(200.00)	2,400.00	800.00
Water & Sewer Common Area	274.53	600.00	(325.47)	1,493.06	2,300.00	(806.94)	4,000.00	2,506.94
Welcome Committee	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00	500.00
Total Operating Expenses	5,497.95	8,315.00	(2,817.05)	92,155.12	92,489.00	(333.88)	142,685.00	50,529.88
SVHOA Administration								
Admin Misc. & Bank Fees	86.75	75.00	11.75	2,947.03	675.00	2,272.03	900.00	(2,047.03)
Insurance	0.00	0.00	0.00	3,826.00	4,000.00	(174.00)	4,000.00	174.00
Legal	75.00	250.00	(175.00)	2,725.77	1,500.00	1,225.77	2,000.00	(725.77)
Management Contract Fee	1,539.00	1,539.00	0.00	13,853.00	13,853.00	0.00	18,470.00	4,617.00
Printing & Postage	0.00	150.00	(150.00)	730.30	1,650.00	(919.70)	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	150.00	125.00	25.00	1,839.00	1,625.00	214.00	2,000.00	161.00
Total SVHOA Administration	1,850.75	2,139.00	(288.25)	27,396.10	23,853.00	3,543.10	31,420.00	4,023.90
TOTAL EXPENSES	7,348.70	10,454.00	(3,105.30)	119,551.22	116,342.00	3,209.22	174,105.00	54,553.78
NET INCOME (LOSS)	(6,168.34)	(10,454.00)	4,285.66	57,811.88	57,763.00	48.88		

Unexpended Budget Report

Monday September 30, 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	11.05	0.00	11.05	100.50	0.00	100.50	0.00	(100.50)
Townhome I Dues	1,300.00	1,600.00	(300.00)	14,253.00	14,400.00	(147.00)	19,200.00	4,947.00
Townhome I Late Fees	0.00	0.00	0.00	60.00	0.00	60.00	0.00	(60.00)
Total Income	1,311.05	1,600.00	(288.95)	14,413.50	14,400.00	13.50	19,200.00	4,786.50
TOTAL INCOME	1,311.05	1,600.00	(288.95)	14,413.50	14,400.00	13.50	19,200.00	4,786.50
EXPENSES								
Expenses								
Operating Expenses								
TH I Building Exterior	0.00	400.00	(400.00)	0.00	3,600.00	(3,600.00)	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	3,168.00	3,168.00	0.00	4,224.00	1,056.00
TH I Management	136.00	136.00	0.00	1,230.00	1,230.00	0.00	1,639.00	409.00
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	560.00	560.00	0.00	560.00	560.00	0.00	560.00	0.00
Total Operating Expenses	1,048.00	1,448.00	(400.00)	7,458.00	10,173.00	(2,715.00)	13,363.00	5,905.00
Total Operating Expenses	1,048.00	1,448.00	(400.00)	7,458.00	10,173.00	(2,715.00)	13,363.00	5,905.00
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	1,048.00	1,448.00	(400.00)	7,458.00	10,173.00	(2,715.00)	19,200.00	11,742.00
NET INCOME (LOSS)	263.05	152.00	111.05	6,955.50	4,227.00	2,728.50		

Unexpended Budget Report

Monday September 30, 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	79.68	0.00	79.68	711.97	0.00	711.97	0.00	(711.97)
Townhome II Monthly Dues	3,693.05	4,400.00	(706.95)	42,052.61	39,600.00	2,452.61	52,800.00	10,747.39
Total Income	3,772.73	4,400.00	(627.27)	42,764.58	39,600.00	3,164.58	52,800.00	10,035.42
TOTAL INCOME	3,772.73	4,400.00	(627.27)	42,764.58	39,600.00	3,164.58	52,800.00	10,035.42
EXPENSES								
Expenses								
Operating Expenses								
TH II Building Exterior	18,597.70	1,375.00	17,222.70	27,816.56	12,375.00	15,441.56	16,500.00	(11,316.56)
TH II Lansdscape	900.00	900.00	0.00	8,100.00	8,100.00	0.00	10,800.00	2,700.00
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	50.00	0.00	50.00	2,590.00	0.00	2,590.00	0.00	(2,590.00)
TH II Management	470.00	470.00	0.00	4,225.00	4,225.00	0.00	5,633.00	1,408.00
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	(2,500.00)	0.00	(2,500.00)	5,000.00	0.00	5,000.00	0.00	(5,000.00)
TH II Printing & Postage	0.00	0.00	0.00	0.00	50.00	(50.00)	300.00	300.00
TH II Termite Inspection	1,925.00	2,000.00	(75.00)	1,925.00	2,000.00	(75.00)	2,000.00	75.00
Total Operating Expenses	19,442.70	4,745.00	14,697.70	53,771.56	31,250.00	22,521.56	39,733.00	(14,038.56)
Total Operating Expenses	19,442.70	4,745.00	14,697.70	53,771.56	31,250.00	22,521.56	39,733.00	(14,038.56)
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	19,442.70	4,745.00	14,697.70	53,771.56	31,250.00	22,521.56	52,800.00	(971.56)
NET INCOME (LOSS)	(15,669.97)	(345.00)	(15,324.97)	(11,006.98)	8,350.00	(19,356.98)		

Unexpended Budget Report

Monday September 30, 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	9.77	0.00	9.77	88.88	0.00	88.88	0.00	(88.88)
Westend Townhomes	2,440.00	2,640.00	(200.00)	22,820.00	23,760.00	(940.00)	31,680.00	8,860.00
Total Income	2,449.77	2,640.00	(190.23)	22,928.88	23,760.00	(831.12)	31,680.00	8,751.12
TOTAL INCOME								
	2,449.77	2,640.00	(190.23)	22,928.88	23,760.00	(831.12)	31,680.00	8,751.12
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	4,950.00	(4,562.40)	6,600.00	6,212.40
Westend FA Contract	84.25	80.00	4.25	1,005.00	713.00	292.00	950.00	(55.00)
Westend FA Electric	71.33	91.00	(19.67)	778.50	825.00	(46.50)	1,100.00	321.50
Westend FA Inspections	0.00	0.00	0.00	0.00	0.00	0.00	510.00	510.00
Westend FA Phone	233.16	240.00	(6.84)	2,089.58	2,160.00	(70.42)	2,880.00	790.42
Westend Landscape	440.00	440.00	0.00	3,960.00	3,960.00	0.00	5,280.00	1,320.00
Westend Management	188.00	188.00	0.00	1,690.00	1,690.00	0.00	2,253.00	563.00
Westend Mulch	0.00	0.00	0.00	1,600.00	1,600.00	0.00	2,000.00	400.00
Westend Painting	5,978.34	0.00	5,978.34	5,978.34	0.00	5,978.34	0.00	(5,978.34)
Westend Termite Inspect	770.00	770.00	0.00	770.00	770.00	0.00	770.00	0.00
Westnd Printing & Postage	0.00	0.00	0.00	0.00	50.00	(50.00)	150.00	150.00
Total Operating Expenses	7,765.08	2,359.00	5,406.08	19,484.02	16,718.00	2,766.02	22,493.00	3,008.98
Total Operating Expenses								
	7,765.08	2,359.00	5,406.08	19,484.02	16,718.00	2,766.02	22,493.00	3,008.98
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
SVHOA Administration								
Insurance	0.00	0.00	0.00	296.50	0.00	296.50	0.00	(296.50)
Total SVHOA Administration	0.00	0.00	0.00	296.50	0.00	296.50	0.00	(296.50)

Unexpended Budget Report

Monday September 30, 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	7,765.08	2,359.00	5,406.08	19,780.52	16,718.00	3,062.52	31,680.00	11,899.48
NET INCOME (LOSS)	(5,315.31)	281.00	(5,596.31)	3,148.36	7,042.00	(3,893.64)		