

# Balance Sheet

Thursday October 31, 2013

## Annual Alley Dues

Cash Accounting Year Starts January 1, 2013

### ASSETS

#### Current Assets

Alley Reserves Bank Acc.	\$107,606.66	
SVHOA Operating Account	\$32,241.12	
Total Current Assets		\$139,847.78

TOTAL ASSETS		<u>\$139,847.78</u>
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### EQUITY

#### Alley Reserve Account

Alley Reserves	\$107,427.58	
Alley Reserves Interest	\$179.08	
Total Alley Reserve Account		\$107,606.66

Current Year Earnings	\$31,907.00	
Retained Earnings	\$334.12	

TOTAL EQUITY		<u>\$139,847.78</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$139,847.78</u>
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# Balance Sheet

Thursday October 31, 2013

## Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2013

### ASSETS

#### Current Assets

SVHOA Operating Account

\$3,585.25

Total Current Assets

\$3,585.25

TOTAL ASSETS

\$3,585.25

### EQUITY

Current Year Earnings

\$1,737.00

Retained Earnings

\$1,848.25

TOTAL EQUITY

\$3,585.25

TOTAL LIABILITIES AND EQUITY

\$3,585.25

# Balance Sheet

Thursday October 31, 2013

## Highgrove Townhomes

Cash Accounting Year Starts January 1, 2013

### ASSETS

#### Current Assets

HG TH Reserves Bank Acc.	\$88,414.82	
Highgrove TH Reserves CD	\$108,656.31	
SVHOA Operating Account	\$19,250.15	
Total Current Assets		\$216,321.28

TOTAL ASSETS \$216,321.28

### EQUITY

Highgrove TH Reserve Acc.		
HG Reserve Interest	\$688.64	
Highgrove TH Reserves	\$196,382.49	
Total Highgrove TH Reserve Acc.		\$197,071.13
Current Year Earnings	\$17,960.83	
Retained Earnings	\$1,289.32	

TOTAL EQUITY \$216,321.28

TOTAL LIABILITIES AND EQUITY \$216,321.28

# Balance Sheet

Thursday October 31, 2013

## Southern Village HOA

Cash Accounting Year Starts January 1, 2013

### ASSETS

General Reserves Account			
General Reserves Bank Acc		\$123,863.41	
	Total General Reserves Account		\$123,863.41
Current Assets			
SVHOA Operating Account		\$88,143.86	
	Total Current Assets		\$88,143.86
	<b>TOTAL ASSETS</b>		<b>\$212,007.27</b>

### LIABILITIES

Open Credits		\$131.33	
	<b>TOTAL LIABILITIES</b>		<b>\$131.33</b>

### EQUITY

General Reserves Account			
General Reserves		\$123,657.27	
Reserve Interest		\$206.14	
	Total General Reserves Account		\$123,863.41
Current Year Earnings		\$46,697.80	
Retained Earnings		\$41,314.73	
	<b>TOTAL EQUITY</b>		<b>\$211,875.94</b>
	<b>TOTAL LIABILITIES AND EQUITY</b>		<b>\$212,007.27</b>

# Balance Sheet

Thursday October 31, 2013

## Townhome I

Cash Accounting Year Starts January 1, 2013

### ASSETS

#### Current Assets

SVHOA Operating Account	\$7,704.95	
TH I Reserve Bank Account	\$38,323.63	
Total Current Assets		\$46,028.58
TOTAL ASSETS		<u>\$46,028.58</u>

### EQUITY

Current Year Earnings	(\$1,288.20)	
Retained Earnings	\$8,993.15	
TH I Reserve Account		
TH I Reserves	\$38,211.71	
TH I Reserves Interest	\$111.92	
Total TH I Reserve Account		\$38,323.63
TOTAL EQUITY		<u>\$46,028.58</u>
TOTAL LIABILITIES AND EQUITY		<u>\$46,028.58</u>

# Balance Sheet

Thursday October 31, 2013

## Townhome II

Cash Accounting Year Starts January 1, 2013

### ASSETS

#### Current Assets

SVHOA Operating Account	(\$108.10)	
TH II Reserve Bank Acc.	\$95,111.37	
Townhome II Reserves CD	\$108,656.31	
Total Current Assets		\$203,659.58

TOTAL ASSETS \$203,659.58

### EQUITY

Current Year Earnings	(\$20,828.18)	
Retained Earnings	\$20,720.08	
TH II Reserve Account		
TH II Reserves	\$202,986.00	
TH II Reserves Interest	\$781.68	
Total TH II Reserve Account		\$203,767.68

TOTAL EQUITY \$203,659.58

TOTAL LIABILITIES AND EQUITY \$203,659.58

# Balance Sheet

Thursday October 31, 2013

## Westend Townhomes

Cash Accounting Year Starts January 1, 2013

### ASSETS

#### Current Assets

SVHOA Operating Account	\$2,764.77	
Westend ReserveBK Account	\$39,052.73	
Total Current Assets		\$41,817.50
TOTAL ASSETS		<u>\$41,817.50</u>

### EQUITY

Current Year Earnings	(\$5,832.71)	
Retained Earnings	\$8,597.48	
Westend Reserve Account		
Westend Reserves	\$38,953.74	
Westend Reserves Interest	\$98.99	
Total Westend Reserve Account		\$39,052.73
TOTAL EQUITY		<u>\$41,817.50</u>
TOTAL LIABILITIES AND EQUITY		<u>\$41,817.50</u>

# Unexpended Budget Report

Thursday October 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
<b>INCOME</b>								
Income								
Alley Reserves Interest	18.27	0.00	18.27	179.08	0.00	179.08	0.00	(179.08)
Annual Alley Dues	0.00	0.00	0.00	34,207.00	34,080.00	127.00	34,080.00	(127.00)
Total Income	18.27	0.00	18.27	34,386.08	34,080.00	306.08	34,080.00	(306.08)
<b>TOTAL INCOME</b>	<b>18.27</b>	<b>0.00</b>	<b>18.27</b>	<b>34,386.08</b>	<b>34,080.00</b>	<b>306.08</b>	<b>34,080.00</b>	<b>(306.08)</b>
<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	0.00	1,200.00	(1,200.00)	1,800.00	5,000.00	(3,200.00)	5,000.00	3,200.00
Total Operating Expenses	50.00	1,250.00	(1,200.00)	2,300.00	5,500.00	(3,200.00)	5,600.00	3,300.00
Total Operating Expenses	50.00	1,250.00	(1,200.00)	2,300.00	5,500.00	(3,200.00)	5,600.00	3,300.00
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
<b>TOTAL EXPENSES</b>	<b>50.00</b>	<b>1,250.00</b>	<b>(1,200.00)</b>	<b>2,300.00</b>	<b>5,500.00</b>	<b>(3,200.00)</b>	<b>34,080.00</b>	<b>31,780.00</b>
<b>NET INCOME (LOSS)</b>	<b>(31.73)</b>	<b>(1,250.00)</b>	<b>1,218.27</b>	<b>32,086.08</b>	<b>28,580.00</b>	<b>3,506.08</b>		

# Unexpended Budget Report

Thursday October 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
<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	325.00	(2.00)	3,230.00	3,250.00	(20.00)	3,900.00	670.00
Courtyard Management Fee	43.00	43.00	0.00	433.00	433.00	0.00	520.00	87.00
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)	5,263.00	5,283.00	(20.00)	7,000.00	1,737.00
Total Operating Expenses	366.00	368.00	(2.00)	5,263.00	5,283.00	(20.00)	7,000.00	1,737.00
<b>TOTAL EXPENSES</b>	<b>366.00</b>	<b>368.00</b>	<b>(2.00)</b>	<b>5,263.00</b>	<b>5,283.00</b>	<b>(20.00)</b>	<b>7,000.00</b>	<b>1,737.00</b>
<b>NET INCOME (LOSS)</b>	<b>(366.00)</b>	<b>(368.00)</b>	<b>2.00</b>	<b>1,737.00</b>	<b>1,717.00</b>	<b>20.00</b>		

# Unexpended Budget Report

Thursday October 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
<b>INCOME</b>								
Income								
HG Reserve Interest	68.58	0.00	68.58	688.64	0.00	688.64	0.00	(688.64)
Highgrove Monthly Dues	4,523.67	5,280.00	(756.33)	52,476.42	52,800.00	(323.58)	63,360.00	10,883.58
Highgrove TH Late Fees	0.00	0.00	0.00	60.00	0.00	60.00	0.00	(60.00)
Total Income	4,592.25	5,280.00	(687.75)	53,225.06	52,800.00	425.06	63,360.00	10,134.94
<b>TOTAL INCOME</b>	<b>4,592.25</b>	<b>5,280.00</b>	<b>(687.75)</b>	<b>53,225.06</b>	<b>52,800.00</b>	<b>425.06</b>	<b>63,360.00</b>	<b>10,134.94</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
HG Landscape Non Contract	0.00	250.00	(250.00)	120.00	750.00	(630.00)	1,000.00	880.00
HG Legal Expenses	26.00	0.00	26.00	1,597.01	0.00	1,597.01	0.00	(1,597.01)
Highgrove Build Exterior	309.50	1,200.00	(890.50)	5,239.40	12,000.00	(6,760.60)	14,400.00	9,160.60
Highgrove FA Contract	164.40	157.00	7.40	1,791.28	1,567.00	224.28	1,880.00	88.72
Highgrove FA Electric	79.45	150.00	(70.55)	1,360.45	1,500.00	(139.55)	1,800.00	439.55
Highgrove FA Inspections	0.00	0.00	0.00	0.00	0.00	0.00	1,010.00	1,010.00
Highgrove FA Phone	932.64	464.00	468.64	5,009.13	4,634.00	375.13	5,560.00	550.87
Highgrove Landscape	810.00	810.00	0.00	8,100.00	8,100.00	0.00	9,720.00	1,620.00
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	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	1,680.00	1,680.00	0.00	1,680.00	0.00
Highgrove Water & Sewer	766.39	500.00	266.39	3,582.32	5,000.00	(1,417.68)	6,000.00	2,417.68
Total Operating Expenses	3,498.38	3,941.00	(442.62)	34,575.59	41,377.00	(6,801.41)	51,215.00	16,639.41
<b>Total Operating Expenses</b>	<b>3,498.38</b>	<b>3,941.00</b>	<b>(442.62)</b>	<b>34,575.59</b>	<b>41,377.00</b>	<b>(6,801.41)</b>	<b>51,215.00</b>	<b>16,639.41</b>
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
<b>TOTAL EXPENSES</b>	<b>3,498.38</b>	<b>3,941.00</b>	<b>(442.62)</b>	<b>34,575.59</b>	<b>41,377.00</b>	<b>(6,801.41)</b>	<b>63,360.00</b>	<b>28,784.41</b>

# Unexpended Budget Report

Thursday October 31, 2013

<b>NET INCOME (LOSS)</b>	<u>1,093.87</u>	<u>1,339.00</u>	<u>(245.13)</u>	<u>18,649.47</u>	<u>11,423.00</u>	<u>7,226.47</u>
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# Unexpended Budget Report

Thursday October 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
<b>INCOME</b>								
Income								
Annual Assessmt	280.00	0.00	280.00	153,833.00	152,720.00	1,113.00	152,720.00	(1,113.00)
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	60.00	0.00	60.00	715.00	0.00	715.00	0.00	(715.00)
Other income	0.00	0.00	0.00	235.00	0.00	235.00	0.00	(235.00)
Reserve Interest	21.04	0.00	21.04	206.14	0.00	206.14	0.00	(206.14)
Total Income	361.04	0.00	361.04	177,724.14	174,105.00	3,619.14	174,105.00	(3,619.14)
<b>TOTAL INCOME</b>	361.04	0.00	361.04	177,724.14	174,105.00	3,619.14	174,105.00	(3,619.14)
<b>EXPENSES</b>								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Fences (Parks)	0.00	0.00	0.00	95.00	500.00	(405.00)	500.00	405.00
Greenways & Paths	0.00	250.00	(250.00)	1,975.00	2,500.00	(525.00)	3,000.00	1,025.00
Greenways Tree Removal	0.00	1,350.00	(1,350.00)	8,357.50	13,500.00	(5,142.50)	16,200.00	7,842.50
Landscape	3,217.00	3,167.00	50.00	32,170.00	31,667.00	503.00	38,000.00	5,830.00
Mulch All Areas	0.00	0.00	0.00	4,750.00	4,750.00	0.00	9,000.00	4,250.00
Parks	620.00	500.00	120.00	4,852.85	5,000.00	(147.15)	6,000.00	1,147.15
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	5,000.00	(5,000.00)	0.00	5,000.00	(5,000.00)	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	3,837.00	10,267.00	(6,430.00)	63,939.63	67,817.00	(3,877.37)	96,500.00	32,560.37
Total Maintenance Expenses	3,837.00	10,267.00	(6,430.00)	63,939.63	67,817.00	(3,877.37)	96,500.00	32,560.37
Community Watch	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00	500.00
Electric	93.09	250.00	(156.91)	2,099.52	2,500.00	(400.48)	3,000.00	900.48
Going Green	0.00	100.00	(100.00)	0.00	500.00	(500.00)	500.00	500.00
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

# Unexpended Budget Report

Thursday October 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
<b>EXPENSES (Continued)</b>								
Expenses (Continued)								
Misc.	0.00	10.00	(10.00)	100.00	96.00	4.00	115.00	15.00
NC Symphony Donation	2,000.00	2,000.00	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	936.63	1,000.00	(63.37)	936.63	1,000.00	(63.37)	1,000.00	63.37
SV Charity Events	0.00	200.00	(200.00)	0.00	450.00	(450.00)	700.00	700.00
Trash Cans (Wkly Service)	0.00	200.00	(200.00)	1,600.00	2,000.00	(400.00)	2,400.00	800.00
Water & Sewer Common Area	807.22	600.00	207.22	2,300.28	2,900.00	(599.72)	4,000.00	1,699.72
Welcome Committee	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00	500.00
<b>Total Operating Expenses</b>	9,212.94	16,166.00	(6,953.06)	101,368.06	108,655.00	(7,286.94)	142,685.00	41,316.94
SVHOA Administration								
Admin Misc. & Bank Fees	85.04	75.00	10.04	3,032.07	750.00	2,282.07	900.00	(2,132.07)
Insurance	357.00	0.00	357.00	4,183.00	4,000.00	183.00	4,000.00	(183.00)
Legal	(75.00)	0.00	(75.00)	2,650.77	1,500.00	1,150.77	2,000.00	(650.77)
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	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	1,989.00	1,750.00	239.00	2,000.00	11.00
<b>Total SVHOA Administration</b>	2,056.04	1,739.00	317.04	29,452.14	25,592.00	3,860.14	31,420.00	1,967.86
<b>TOTAL EXPENSES</b>	11,268.98	17,905.00	(6,636.02)	130,820.20	134,247.00	(3,426.80)	174,105.00	43,284.80
<b>NET INCOME (LOSS)</b>	(10,907.94)	(17,905.00)	6,997.06	46,903.94	39,858.00	7,045.94		

# Unexpended Budget Report

Thursday October 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
<b>INCOME</b>								
Income								
TH I Reserves Interest	11.42	0.00	11.42	111.92	0.00	111.92	0.00	(111.92)
Townhome I Dues	1,700.00	1,600.00	100.00	15,953.00	16,000.00	(47.00)	19,200.00	3,247.00
Townhome I Late Fees	0.00	0.00	0.00	60.00	0.00	60.00	0.00	(60.00)
Total Income	1,711.42	1,600.00	111.42	16,124.92	16,000.00	124.92	19,200.00	3,075.08
<b>TOTAL INCOME</b>	1,711.42	1,600.00	111.42	16,124.92	16,000.00	124.92	19,200.00	3,075.08
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH I Building Exterior	9,355.20	400.00	8,955.20	9,355.20	4,000.00	5,355.20	4,800.00	(4,555.20)
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	3,520.00	3,520.00	0.00	4,224.00	704.00
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	1,200.00	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	560.00	560.00	0.00	560.00	0.00
Total Operating Expenses	9,843.20	888.00	8,955.20	17,301.20	11,061.00	6,240.20	13,363.00	(3,938.20)
Total Operating Expenses	9,843.20	888.00	8,955.20	17,301.20	11,061.00	6,240.20	13,363.00	(3,938.20)
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
<b>TOTAL EXPENSES</b>	9,843.20	888.00	8,955.20	17,301.20	11,061.00	6,240.20	19,200.00	1,898.80
<b>NET INCOME (LOSS)</b>	(8,131.78)	712.00	(8,843.78)	(1,176.28)	4,939.00	(6,115.28)		

# Unexpended Budget Report

Thursday October 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
<b>INCOME</b>								
Income								
TH II Reserves Interest	69.71	0.00	69.71	781.68	0.00	781.68	0.00	(781.68)
Townhome II Monthly Dues	2,733.05	4,400.00	(1,666.95)	44,785.66	44,000.00	785.66	52,800.00	8,014.34
Total Income	2,802.76	4,400.00	(1,597.24)	45,567.34	44,000.00	1,567.34	52,800.00	7,232.66
<b>TOTAL INCOME</b>								
	2,802.76	4,400.00	(1,597.24)	45,567.34	44,000.00	1,567.34	52,800.00	7,232.66
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH II Building Exterior	4,002.22	1,375.00	2,627.22	31,818.78	13,750.00	18,068.78	16,500.00	(15,318.78)
TH II Lansdscape	0.00	900.00	(900.00)	8,100.00	9,000.00	(900.00)	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	70.00	0.00	70.00	2,660.00	0.00	2,660.00	0.00	(2,660.00)
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	4,800.00	4,500.00	300.00	4,500.00	(300.00)
TH II Painting	7,301.06	0.00	7,301.06	12,301.06	0.00	12,301.06	0.00	(12,301.06)
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	1,925.00	2,000.00	(75.00)	2,000.00	75.00
Total Operating Expenses	11,842.28	2,744.00	9,098.28	65,613.84	33,994.00	31,619.84	39,733.00	(25,880.84)
<b>Total Operating Expenses</b>								
	11,842.28	2,744.00	9,098.28	65,613.84	33,994.00	31,619.84	39,733.00	(25,880.84)
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
<b>TOTAL EXPENSES</b>								
	11,842.28	2,744.00	9,098.28	65,613.84	33,994.00	31,619.84	52,800.00	(12,813.84)
<b>NET INCOME (LOSS)</b>								
	(9,039.52)	1,656.00	(10,695.52)	(20,046.50)	10,006.00	(30,052.50)		

# Unexpended Budget Report

Thursday October 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
<b>INCOME</b>								
Income								
Westend Late Fees	0.00	0.00	0.00	20.00	0.00	20.00	0.00	(20.00)
Westend Reserves Interest	10.11	0.00	10.11	98.99	0.00	98.99	0.00	(98.99)
Westend Townhomes	1,980.00	2,640.00	(660.00)	24,800.00	26,400.00	(1,600.00)	31,680.00	6,880.00
Total Income	1,990.11	2,640.00	(649.89)	24,918.99	26,400.00	(1,481.01)	31,680.00	6,761.01
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
WE TH Landscae-NonContract	0.00	0.00	0.00	1,225.00	0.00	1,225.00	0.00	(1,225.00)
Westend Building Exterior	10,200.00	550.00	9,650.00	10,587.60	5,500.00	5,087.60	6,600.00	(3,987.60)
Westend FA Contract	84.25	79.00	5.25	1,089.25	792.00	297.25	950.00	(139.25)
Westend FA Electric	25.68	93.00	(67.32)	804.18	918.00	(113.82)	1,100.00	295.82
Westend FA Inspections	0.00	0.00	0.00	0.00	0.00	0.00	510.00	510.00
Westend FA Phone	230.76	240.00	(9.24)	2,320.34	2,400.00	(79.66)	2,880.00	559.66
Westend Landscape	440.00	440.00	0.00	4,400.00	4,400.00	0.00	5,280.00	880.00
Westend Management	188.00	188.00	0.00	1,878.00	1,878.00	0.00	2,253.00	375.00
Westend Mulch	0.00	0.00	0.00	1,600.00	1,600.00	0.00	2,000.00	400.00
Westend Painting	0.00	0.00	0.00	5,978.34	0.00	5,978.34	0.00	(5,978.34)
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	0.00	50.00	(50.00)	150.00	150.00
Total Operating Expenses	11,168.69	1,590.00	9,578.69	30,652.71	18,308.00	12,344.71	22,493.00	(8,159.71)
Total Operating Expenses	11,168.69	1,590.00	9,578.69	30,652.71	18,308.00	12,344.71	22,493.00	(8,159.71)
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
<b>TOTAL EXPENSES</b>	11,168.69	1,590.00	9,578.69	30,652.71	18,308.00	12,344.71	31,680.00	1,027.29

# Unexpended Budget Report

Thursday October 31, 2013

<b>NET INCOME (LOSS)</b>	<u>(9,178.58)</u>	<u>1,050.00</u>	<u>(10,228.58)</u>	<u>(5,733.72)</u>	<u>8,092.00</u>	<u>(13,825.72)</u>
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