

Balance Sheet

Tuesday December 31, 2013

Annual Alley Dues

Cash Accounting Year Starts January 1, 2013

ASSETS

Current Assets

Alley Reserves Bank Acc.	\$139,689.63	
SVHOA Operating Account	\$334.12	
Total Current Assets		\$140,023.75

TOTAL ASSETS		<u>\$140,023.75</u>
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EQUITY

Alley Reserve Account		
Alley Reserves	\$139,474.58	
Alley Reserves Interest	\$215.05	
Total Alley Reserve Account		\$139,689.63

Current Year Earnings	\$0.00	
Retained Earnings	\$334.12	

TOTAL EQUITY		<u>\$140,023.75</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$140,023.75</u>
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Balance Sheet

Tuesday December 31, 2013

Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2013

ASSETS

Current Assets

SVHOA Operating Account

\$2,852.25

Total Current Assets

\$2,852.25

TOTAL ASSETS

\$2,852.25

EQUITY

Current Year Earnings

\$1,004.00

Retained Earnings

\$1,848.25

TOTAL EQUITY

\$2,852.25

TOTAL LIABILITIES AND EQUITY

\$2,852.25

Balance Sheet

Tuesday December 31, 2013

Highgrove Townhomes

Cash Accounting Year Starts January 1, 2013

ASSETS

Current Assets

HG TH Reserves Bank Acc.	\$10,450.47	
Highgrove TH Reserves CD	\$108,765.29	
SVHOA Operating Account	\$80.33	
Total Current Assets		\$119,296.09

TOTAL ASSETS \$119,296.09

EQUITY

Highgrove TH Reserve Acc.		
HG Reserve Interest	\$824.68	
Highgrove TH Reserves	\$118,391.08	
Total Highgrove TH Reserve Acc.		\$119,215.76
Current Year Earnings	(\$1,208.99)	
Retained Earnings	\$1,289.32	

TOTAL EQUITY \$119,296.09

TOTAL LIABILITIES AND EQUITY \$119,296.09

Balance Sheet

Tuesday December 31, 2013

Southern Village HOA

Cash Accounting Year Starts January 1, 2013

ASSETS

General Reserves Account			
General Reserves Bank Acc		\$146,181.51	
	Total General Reserves Account		\$146,181.51
Current Assets			
SVHOA Operating Account		\$41,314.73	
	Total Current Assets		\$41,314.73
	TOTAL ASSETS		\$187,496.24

EQUITY

General Reserves Account			
General Reserves		\$145,933.97	
Reserve Interest		\$247.54	
	Total General Reserves Account		\$146,181.51
Current Year Earnings		\$0.00	
Retained Earnings		\$41,314.73	
	TOTAL EQUITY		\$187,496.24
	TOTAL LIABILITIES AND EQUITY		\$187,496.24

Balance Sheet

Tuesday December 31, 2013

Townhome I

Cash Accounting Year Starts January 1, 2013

ASSETS

Current Assets

SVHOA Operating Account	\$3,539.39	
TH I Reserve Bank Account	\$44,177.41	
Total Current Assets		\$47,716.80
TOTAL ASSETS		<u>\$47,716.80</u>

EQUITY

Current Year Earnings	(\$5,453.76)	
Retained Earnings	\$8,993.15	
TH I Reserve Account		
TH I Reserves	\$44,048.71	
TH I Reserves Interest	\$128.70	
Total TH I Reserve Account		\$44,177.41
TOTAL EQUITY		<u>\$47,716.80</u>
TOTAL LIABILITIES AND EQUITY		<u>\$47,716.80</u>

Balance Sheet

Tuesday December 31, 2013

Townhome II

Cash Accounting Year Starts January 1, 2013

ASSETS

Current Assets

SVHOA Operating Account	\$3,795.68	
TH II Reserve Bank Acc.	\$95,143.17	
Townhome II Reserves CD	\$108,765.29	
Total Current Assets		\$207,704.14

TOTAL ASSETS \$207,704.14

EQUITY

Current Year Earnings	(\$16,924.40)	
Retained Earnings	\$20,720.08	
TH II Reserve Account		
TH II Reserves	\$202,986.00	
TH II Reserves Interest	\$922.46	
Total TH II Reserve Account		\$203,908.46

TOTAL EQUITY \$207,704.14

TOTAL LIABILITIES AND EQUITY \$207,704.14

Balance Sheet

Tuesday December 31, 2013

Westend Townhomes

Cash Accounting Year Starts January 1, 2013

ASSETS

Current Assets

SVHOA Operating Account	\$63.16	
Westend ReserveBK Account	\$13,819.05	
Total Current Assets		\$13,882.21
TOTAL ASSETS		\$13,882.21

EQUITY

Current Year Earnings	(\$8,534.32)	
Retained Earnings	\$8,597.48	
Westend Reserve Account		
Westend Reserves	\$13,704.29	
Westend Reserves Interest	\$114.76	
Total Westend Reserve Account		\$13,819.05
TOTAL EQUITY		\$13,882.21
TOTAL LIABILITIES AND EQUITY		\$13,882.21

Unexpended Budget Report

Tuesday December 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	18.28	0.00	18.28	215.05	0.00	215.05	0.00	(215.05)
Annual Alley Dues	240.00	0.00	240.00	34,447.00	34,080.00	367.00	34,080.00	(367.00)
Total Income	258.28	0.00	258.28	34,662.05	34,080.00	582.05	34,080.00	(582.05)
TOTAL INCOME	258.28	0.00	258.28	34,662.05	34,080.00	582.05	34,080.00	(582.05)
EXPENSES								
Expenses								
Operating Expenses								
Alley Management	50.00	50.00	0.00	600.00	600.00	0.00	600.00	0.00
Alley Repairs/Seal Coat	0.00	0.00	0.00	1,800.00	5,000.00	(3,200.00)	5,000.00	3,200.00
Total Operating Expenses	50.00	50.00	0.00	2,400.00	5,600.00	(3,200.00)	5,600.00	3,200.00
Total Operating Expenses	50.00	50.00	0.00	2,400.00	5,600.00	(3,200.00)	5,600.00	3,200.00
Reserves: Capital Expense								
Transfer to Alley Reserve	32,047.00	28,480.00	3,567.00	32,047.00	28,480.00	3,567.00	28,480.00	(3,567.00)
Total Reserves: Capital Expense	32,047.00	28,480.00	3,567.00	32,047.00	28,480.00	3,567.00	28,480.00	(3,567.00)
TOTAL EXPENSES	32,097.00	28,530.00	3,567.00	34,447.00	34,080.00	367.00	34,080.00	(367.00)
NET INCOME (LOSS)	(31,838.72)	(28,530.00)	(3,308.72)	215.05		215.05		

Unexpended Budget Report

Tuesday December 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)	3,876.00	3,900.00	(24.00)	3,900.00	24.00
Courtyard Management Fee	44.00	44.00	0.00	520.00	520.00	0.00	520.00	0.00
Courtyard Mulch	0.00	0.00	0.00	1,600.00	2,580.00	(980.00)	2,580.00	980.00
Total Operating Expenses	367.00	369.00	(2.00)	5,996.00	7,000.00	(1,004.00)	7,000.00	1,004.00
Total Operating Expenses	367.00	369.00	(2.00)	5,996.00	7,000.00	(1,004.00)	7,000.00	1,004.00
TOTAL EXPENSES	367.00	369.00	(2.00)	5,996.00	7,000.00	(1,004.00)	7,000.00	1,004.00
NET INCOME (LOSS)	(367.00)	(369.00)	2.00	1,004.00		1,004.00		

Unexpended Budget Report

Tuesday December 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	66.14	0.00	66.14	824.68	0.00	824.68	0.00	(824.68)
Highgrove Monthly Dues	6,870.00	5,280.00	1,590.00	65,956.24	63,360.00	2,596.24	63,360.00	(2,596.24)
Highgrove TH Late Fees	40.00	0.00	40.00	100.00	0.00	100.00	0.00	(100.00)
Total Income	6,976.14	5,280.00	1,696.14	66,880.92	63,360.00	3,520.92	63,360.00	(3,520.92)
TOTAL INCOME	6,976.14	5,280.00	1,696.14	66,880.92	63,360.00	3,520.92	63,360.00	(3,520.92)
EXPENSES								
Expenses								
Operating Expenses								
HG Landscape Non Contract	438.75	0.00	438.75	558.75	1,000.00	(441.25)	1,000.00	441.25
HG Legal Expenses	(123.18)	0.00	(123.18)	1,473.83	0.00	1,473.83	0.00	(1,473.83)
Highgrove Build Exterior	24,295.68	1,200.00	23,095.68	48,776.10	14,400.00	34,376.10	14,400.00	(34,376.10)
Highgrove FA Contract	163.42	157.00	6.42	2,119.10	1,880.00	239.10	1,880.00	(239.10)
Highgrove FA Electric	205.02	150.00	55.02	1,876.57	1,800.00	76.57	1,800.00	(76.57)
Highgrove FA Inspections	1,020.00	1,010.00	10.00	1,020.00	1,010.00	10.00	1,010.00	(10.00)
Highgrove FA Phone	348.75	463.00	(114.25)	5,705.24	5,560.00	145.24	5,560.00	(145.24)
Highgrove Landscape	810.00	810.00	0.00	9,720.00	9,720.00	0.00	9,720.00	0.00
Highgrove Management Fee	410.00	410.00	0.00	4,916.00	4,915.00	1.00	4,915.00	(1.00)
Highgrove Mulch	0.00	0.00	0.00	2,000.00	3,000.00	(1,000.00)	3,000.00	1,000.00
Highgrove Print & Postage	126.24	200.00	(73.76)	126.24	250.00	(123.76)	250.00	123.76
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	187.71	500.00	(312.29)	4,714.06	6,000.00	(1,285.94)	6,000.00	1,285.94
Total Operating Expenses	27,882.39	4,900.00	22,982.39	84,685.89	51,215.00	33,470.89	51,215.00	(33,470.89)
Total Operating Expenses	27,882.39	4,900.00	22,982.39	84,685.89	51,215.00	33,470.89	51,215.00	(33,470.89)
Reserves: Capital Expense								
HG TH Transfr frm Reserve	(45,500.00)	0.00	(45,500.00)	(77,991.41)	0.00	(77,991.41)	0.00	77,991.41
Highgrove Painting	28,079.34	0.00	28,079.34	60,570.75	0.00	60,570.75	0.00	(60,570.75)
Highgrove Reserve Transfr	0.00	12,145.00	(12,145.00)	0.00	12,145.00	(12,145.00)	12,145.00	12,145.00
Total Reserves: Capital Expense	(17,420.66)	12,145.00	(29,565.66)	(17,420.66)	12,145.00	(29,565.66)	12,145.00	29,565.66

Unexpended Budget Report

Tuesday December 31, 2013

Highgrove Townhomes 2013 Budget (Continued)

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
TOTAL EXPENSES	10,461.73	17,045.00	(6,583.27)	67,265.23	63,360.00	3,905.23	63,360.00	(3,905.23)
NET INCOME (LOSS)	(3,485.59)	(11,765.00)	8,279.41	(384.31)		(384.31)		

Unexpended Budget Report

Tuesday December 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 Assesmt	280.00	0.00	280.00	154,783.00	152,720.00	2,063.00	152,720.00	(2,063.00)
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	755.00	0.00	755.00	0.00	(755.00)
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	247.54	0.00	247.54	0.00	(247.54)
Total Income	341.04	0.00	341.04	178,755.54	174,105.00	4,650.54	174,105.00	(4,650.54)
TOTAL INCOME	341.04	0.00	341.04	178,755.54	174,105.00	4,650.54	174,105.00	(4,650.54)
EXPENSES								
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	200.00	250.00	(50.00)	2,175.00	3,000.00	(825.00)	3,000.00	825.00
Greenways Tree Removal	0.00	1,350.00	(1,350.00)	8,857.50	16,200.00	(7,342.50)	16,200.00	7,342.50
Landscape	3,217.00	3,167.00	50.00	38,604.00	38,000.00	604.00	38,000.00	(604.00)
Mulch All Areas	0.00	0.00	0.00	4,750.00	9,000.00	(4,250.00)	9,000.00	4,250.00
Parks	0.00	500.00	(500.00)	4,852.85	6,000.00	(1,147.15)	6,000.00	1,147.15
Pond Care Contract	0.00	0.00	0.00	4,800.00	4,800.00	0.00	4,800.00	0.00
Pond Improvements	0.00	500.00	(500.00)	7,600.00	2,000.00	5,600.00	2,000.00	(5,600.00)
Trees (St. Care Contract)	7,300.00	0.00	7,300.00	7,300.00	16,000.00	(8,700.00)	16,000.00	8,700.00
Walls (stone)	0.00	0.00	0.00	1,939.28	1,000.00	939.28	1,000.00	(939.28)
Total Maintenance Expenses	10,717.00	5,767.00	4,950.00	80,973.63	96,500.00	(15,526.37)	96,500.00	15,526.37
Total Maintenance Expenses	10,717.00	5,767.00	4,950.00	80,973.63	96,500.00	(15,526.37)	96,500.00	15,526.37
Community Watch	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00	500.00
Electric	436.33	250.00	186.33	2,774.12	3,000.00	(225.88)	3,000.00	225.88
Going Green	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00	500.00
Management Fee	1,539.00	1,539.00	0.00	18,470.00	18,470.00	0.00	18,470.00	0.00
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

Tuesday December 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	115.00	(15.00)	115.00	15.00
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	936.63	1,000.00	(63.37)	1,000.00	63.37
SV Charity Events	0.00	250.00	(250.00)	0.00	700.00	(700.00)	700.00	700.00
Trash Cans (Wkly Service)	0.00	200.00	(200.00)	1,800.00	2,400.00	(600.00)	2,400.00	600.00
Water & Sewer Common Area	78.80	500.00	(421.20)	2,629.53	4,000.00	(1,370.47)	4,000.00	1,370.47
Welcome Committee	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00	500.00
Total Operating Expenses	12,771.13	8,516.00	4,255.13	122,683.91	142,685.00	(20,001.09)	142,685.00	20,001.09
SVHOA Administration								
Admin Misc. & Bank Fees	108.16	75.00	33.16	3,238.01	900.00	2,338.01	900.00	(2,338.01)
Insurance	0.00	0.00	0.00	4,183.00	4,000.00	183.00	4,000.00	(183.00)
Legal	266.67	500.00	(233.33)	2,931.44	2,000.00	931.44	2,000.00	(931.44)
Management Contract Fee	1,539.00	1,539.00	0.00	18,470.00	18,470.00	0.00	18,470.00	0.00
Printing & Postage	80.64	850.00	(769.36)	810.94	3,500.00	(2,689.06)	3,500.00	2,689.06
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	450.00	125.00	325.00	2,439.00	2,000.00	439.00	2,000.00	(439.00)
Total SVHOA Administration	2,444.47	3,089.00	(644.53)	33,547.39	31,420.00	2,127.39	31,420.00	(2,127.39)
Reserves: Capital Expense								
Transfer to Reserves	22,276.70	0.00	22,276.70	22,276.70	0.00	22,276.70	0.00	(22,276.70)
Total Reserves: Capital Expense	22,276.70	0.00	22,276.70	22,276.70	0.00	22,276.70	0.00	(22,276.70)
TOTAL EXPENSES	37,492.30	11,605.00	25,887.30	178,508.00	174,105.00	4,403.00	174,105.00	(4,403.00)
NET INCOME (LOSS)	(37,151.26)	(11,605.00)	(25,546.26)	247.54		247.54		

Unexpended Budget Report

Tuesday December 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	6.52	0.00	6.52	128.70	0.00	128.70	0.00	(128.70)
Townhome I Dues	1,400.00	1,600.00	(200.00)	18,853.00	19,200.00	(347.00)	19,200.00	347.00
Townhome I Late Fees	0.00	0.00	0.00	60.00	0.00	60.00	0.00	(60.00)
Total Income	1,406.52	1,600.00	(193.48)	19,041.70	19,200.00	(158.30)	19,200.00	158.30
TOTAL INCOME	1,406.52	1,600.00	(193.48)	19,041.70	19,200.00	(158.30)	19,200.00	158.30
EXPENSES								
Expenses								
Operating Expenses								
TH I Building Exterior	215.00	400.00	(185.00)	9,570.20	4,800.00	4,770.20	4,800.00	(4,770.20)
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	4,224.00	4,224.00	0.00	4,224.00	0.00
TH I Management	136.00	136.00	0.00	1,639.00	1,639.00	0.00	1,639.00	0.00
TH I Mulch	0.00	0.00	0.00	1,200.00	1,600.00	(400.00)	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	36.56	125.00	(88.44)	36.56	140.00	(103.44)	140.00	103.44
TH I Termite Inspection	0.00	0.00	0.00	560.00	560.00	0.00	560.00	0.00
Total Operating Expenses	739.56	1,013.00	(273.44)	18,529.76	13,363.00	5,166.76	13,363.00	(5,166.76)
Total Operating Expenses	739.56	1,013.00	(273.44)	18,529.76	13,363.00	5,166.76	13,363.00	(5,166.76)
Reserves: Capital Expense								
TH I Painting	0.00	0.00	0.00	28,926.53	0.00	28,926.53	0.00	(28,926.53)
TH I Reserve Transfer	5,837.00	5,837.00	0.00	5,837.00	5,837.00	0.00	5,837.00	0.00
TH I Transfr from Resrvs	0.00	0.00	0.00	(28,926.53)	0.00	(28,926.53)	0.00	28,926.53
Total Reserves: Capital Expense	5,837.00	5,837.00	0.00	5,837.00	5,837.00	0.00	5,837.00	0.00
TOTAL EXPENSES	6,576.56	6,850.00	(273.44)	24,366.76	19,200.00	5,166.76	19,200.00	(5,166.76)
NET INCOME (LOSS)	(5,170.04)	(5,250.00)	79.96	(5,325.06)		(5,325.06)		

Unexpended Budget Report

Tuesday December 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	69.77	0.00	69.77	922.46	0.00	922.46	0.00	(922.46)
Townhome II Monthly Dues	5,092.00	4,400.00	692.00	54,230.71	52,800.00	1,430.71	52,800.00	(1,430.71)
Total Income	5,161.77	4,400.00	761.77	55,153.17	52,800.00	2,353.17	52,800.00	(2,353.17)
TOTAL INCOME	5,161.77	4,400.00	761.77	55,153.17	52,800.00	2,353.17	52,800.00	(2,353.17)
EXPENSES								
Expenses								
Operating Expenses								
TH II Building Exterior	60.00	1,375.00	(1,315.00)	31,878.78	16,500.00	15,378.78	16,500.00	(15,378.78)
TH II Lansdscape	900.00	900.00	0.00	9,900.00	10,800.00	(900.00)	10,800.00	900.00
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	0.00	0.00	0.00	2,660.00	0.00	2,660.00	0.00	(2,660.00)
TH II Management	469.00	469.00	0.00	5,633.00	5,633.00	0.00	5,633.00	0.00
TH II Mulch	0.00	0.00	0.00	4,800.00	4,500.00	300.00	4,500.00	(300.00)
TH II Printing & Postage	152.24	250.00	(97.76)	152.24	300.00	(147.76)	300.00	147.76
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	1,581.24	2,994.00	(1,412.76)	56,264.02	39,733.00	16,531.02	39,733.00	(16,531.02)
Total Operating Expenses	1,581.24	2,994.00	(1,412.76)	56,264.02	39,733.00	16,531.02	39,733.00	(16,531.02)
Reserves: Capital Expense								
TH II Painting	1,590.03	0.00	1,590.03	69,891.09	0.00	69,891.09	0.00	(69,891.09)
TH II Tranfer to Reserves	0.00	13,067.00	(13,067.00)	0.00	13,067.00	(13,067.00)	13,067.00	13,067.00
TH II Trans from Reserves	0.00	0.00	0.00	(55,000.00)	0.00	(55,000.00)	0.00	55,000.00
Total Reserves: Capital Expense	1,590.03	13,067.00	(11,476.97)	14,891.09	13,067.00	1,824.09	13,067.00	(1,824.09)
TOTAL EXPENSES	3,171.27	16,061.00	(12,889.73)	71,155.11	52,800.00	18,355.11	52,800.00	(18,355.11)
NET INCOME (LOSS)	1,990.50	(11,661.00)	13,651.50	(16,001.94)		(16,001.94)		

Unexpended Budget Report

Tuesday December 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	20.00	0.00	20.00	40.00	0.00	40.00	0.00	(40.00)
Westend Reserves Interest	6.56	0.00	6.56	114.76	0.00	114.76	0.00	(114.76)
Westend Townhomes	2,770.00	2,640.00	130.00	31,975.00	31,680.00	295.00	31,680.00	(295.00)
Total Income	2,796.56	2,640.00	156.56	32,129.76	31,680.00	449.76	31,680.00	(449.76)
TOTAL INCOME								
	2,796.56	2,640.00	156.56	32,129.76	31,680.00	449.76	31,680.00	(449.76)
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	4,662.81	550.00	4,112.81	28,553.52	6,600.00	21,953.52	6,600.00	(21,953.52)
Westend FA Contract	40.12	79.00	(38.88)	1,214.78	950.00	264.78	950.00	(264.78)
Westend FA Electric	201.56	91.00	110.56	1,005.74	1,100.00	(94.26)	1,100.00	94.26
Westend FA Inspections	510.00	510.00	0.00	510.00	510.00	0.00	510.00	0.00
Westend FA Phone	349.62	240.00	109.62	2,902.46	2,880.00	22.46	2,880.00	(22.46)
Westend Landscape	440.00	440.00	0.00	5,280.00	5,280.00	0.00	5,280.00	0.00
Westend Management	187.00	187.00	0.00	2,253.00	2,253.00	0.00	2,253.00	0.00
Westend Mulch	0.00	0.00	0.00	1,600.00	2,000.00	(400.00)	2,000.00	400.00
Westend Termite Inspect	0.00	0.00	0.00	770.00	770.00	0.00	770.00	0.00
Westnd Printing & Postage	56.48	100.00	(43.52)	56.48	150.00	(93.52)	150.00	93.52
Total Operating Expenses	6,447.59	2,197.00	4,250.59	45,370.98	22,493.00	22,877.98	22,493.00	(22,877.98)
Total Operating Expenses								
	6,447.59	2,197.00	4,250.59	45,370.98	22,493.00	22,877.98	22,493.00	(22,877.98)
Reserves: Capital Expense								
WEST Transfer from Resere	(25,249.45)	0.00	(25,249.45)	(45,677.25)	0.00	(45,677.25)	0.00	45,677.25
Westend Painting	0.00	0.00	0.00	40,855.59	0.00	40,855.59	0.00	(40,855.59)
Westend Reserve Transfer	0.00	9,187.00	(9,187.00)	0.00	9,187.00	(9,187.00)	9,187.00	9,187.00
Total Reserves: Capital Expense	(25,249.45)	9,187.00	(34,436.45)	(4,821.66)	9,187.00	(14,008.66)	9,187.00	14,008.66
TOTAL EXPENSES								
	(18,801.86)	11,384.00	(30,185.86)	40,549.32	31,680.00	8,869.32	31,680.00	(8,869.32)

Unexpended Budget Report

Tuesday December 31, 2013

NET INCOME (LOSS)	<u>21,598.42</u>	<u>(8,744.00)</u>	<u>30,342.42</u>	<u>(8,419.56)</u>	<u>(8,419.56)</u>
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