

# Balance Sheet

Friday October 31, 2014

## Annual Alley Dues

Cash Accounting Year Starts January 1, 2014

### ASSETS

#### Current Assets

Alley Reserves Bank Acc.	\$139,929.40	
SVHOA Operating Account	\$31,291.12	
Total Current Assets		\$171,220.52

TOTAL ASSETS		<u>\$171,220.52</u>
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### EQUITY

Alley Reserve Account		
Alley Reserves	\$139,689.63	
Alley Reserves Interest	\$239.77	
Total Alley Reserve Account		\$139,929.40

Current Year Earnings	\$30,957.00	
Retained Earnings	\$334.12	

TOTAL EQUITY		<u>\$171,220.52</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$171,220.52</u>
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# Balance Sheet

Friday October 31, 2014

## Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2014

### ASSETS

#### Current Assets

SVHOA Operating Account

\$4,038.25

Total Current Assets

\$4,038.25

TOTAL ASSETS

\$4,038.25

### EQUITY

Current Year Earnings

\$1,186.00

Retained Earnings

\$2,852.25

TOTAL EQUITY

\$4,038.25

TOTAL LIABILITIES AND EQUITY

\$4,038.25

# Balance Sheet

Friday October 31, 2014

## Highgrove Townhomes

Cash Accounting Year Starts January 1, 2014

### ASSETS

#### Current Assets

HG TH Reserves Bank Acc.	\$10,431.10	
Highgrove TH Reserves CD	\$109,146.72	
SVHOA Operating Account	\$22,518.06	
Total Current Assets		\$142,095.88

TOTAL ASSETS \$142,095.88

### EQUITY

Highgrove TH Reserve Acc.		
HG Reserve Interest	\$362.06	
Highgrove TH Reserves	\$119,215.76	
Total Highgrove TH Reserve Acc.		\$119,577.82
Current Year Earnings	\$22,437.73	
Retained Earnings	\$80.33	

TOTAL EQUITY \$142,095.88

TOTAL LIABILITIES AND EQUITY \$142,095.88

# Balance Sheet

Friday October 31, 2014

## Southern Village HOA

Cash Accounting Year Starts January 1, 2014

### ASSETS

General Reserves Account			
General Reserves Bank Acc		\$146,431.45	
	Total General Reserves Account		\$146,431.45
Current Assets			
SVHOA Operating Account		\$72,056.88	
	Total Current Assets		\$72,056.88
	<b>TOTAL ASSETS</b>		<b>\$218,488.33</b>

### EQUITY

General Reserves Account			
General Reserves		\$146,181.51	
Reserve Interest		\$249.94	
	Total General Reserves Account		\$146,431.45
Current Year Earnings		\$30,742.15	
Retained Earnings		\$41,314.73	
	<b>TOTAL EQUITY</b>		<b>\$218,488.33</b>
	<b>TOTAL LIABILITIES AND EQUITY</b>		<b>\$218,488.33</b>

# Balance Sheet

Friday October 31, 2014

## Townhome I

Cash Accounting Year Starts January 1, 2014

### ASSETS

#### Current Assets

SVHOA Operating Account	\$13,638.99	
TH I Reserve Bank Account	\$44,250.22	
Total Current Assets		\$57,889.21
TOTAL ASSETS		<u>\$57,889.21</u>

### EQUITY

Current Year Earnings	\$10,099.60	
Retained Earnings	\$3,539.39	
TH I Reserve Account		
TH I Reserves	\$44,177.41	
TH I Reserves Interest	\$72.81	
Total TH I Reserve Account		\$44,250.22
TOTAL EQUITY		<u>\$57,889.21</u>
TOTAL LIABILITIES AND EQUITY		<u>\$57,889.21</u>

# Balance Sheet

Friday October 31, 2014

## Townhome II

Cash Accounting Year Starts January 1, 2014

### ASSETS

#### Current Assets

SVHOA Operating Account	\$22,808.34	
TH II Reserve Bank Acc.	\$95,301.77	
Townhome II Reserves CD	\$109,146.72	
Total Current Assets		\$227,256.83

TOTAL ASSETS \$227,256.83

### EQUITY

Current Year Earnings	\$19,012.66	
Retained Earnings	\$3,795.68	
TH II Reserve Account		
TH II Reserves	\$203,908.46	
TH II Reserves Interest	\$540.03	
Total TH II Reserve Account		\$204,448.49

TOTAL EQUITY \$227,256.83

TOTAL LIABILITIES AND EQUITY \$227,256.83

# Balance Sheet

Friday October 31, 2014

## Westend Townhomes

Cash Accounting Year Starts January 1, 2014

### ASSETS

#### Current Assets

SVHOA Operating Account	\$12,286.41	
Westend ReserveBK Account	\$13,797.54	
Total Current Assets		\$26,083.95
TOTAL ASSETS		<u>\$26,083.95</u>

### EQUITY

Current Year Earnings	\$12,223.25	
Retained Earnings	\$63.16	
Westend Reserve Account		
Westend Reserves	\$13,819.05	
Westend Reserves Interest	(\$21.51)	
Total Westend Reserve Account		\$13,797.54
TOTAL EQUITY		<u>\$26,083.95</u>
TOTAL LIABILITIES AND EQUITY		<u>\$26,083.95</u>

# Unexpended Budget Report

Friday October 31, 2014

## 2014 Alleyways Budget

Annual Alley Dues Cash Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Alley Reserves Interest	29.71	0.00	29.71	239.77	0.00	239.77	0.00	(239.77)
Annual Alley Dues	170.00	0.00	170.00	36,102.00	36,210.00	(108.00)	36,210.00	108.00
Total Income	199.71	0.00	199.71	36,341.77	36,210.00	131.77	36,210.00	(131.77)
TOTAL INCOME	199.71	0.00	199.71	36,341.77	36,210.00	131.77	36,210.00	(131.77)
<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	0.00	0.00	4,645.00	5,000.00	(355.00)	5,000.00	355.00
Total Operating Expenses	50.00	50.00	0.00	5,145.00	5,500.00	(355.00)	5,600.00	455.00
Total Operating Expenses	50.00	50.00	0.00	5,145.00	5,500.00	(355.00)	5,600.00	455.00
Reserves: Capital Expense								
Transfer to Alley Reserve	0.00	0.00	0.00	0.00	0.00	0.00	30,610.00	30,610.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	30,610.00	30,610.00
TOTAL EXPENSES	50.00	50.00	0.00	5,145.00	5,500.00	(355.00)	36,210.00	31,065.00
NET INCOME (LOSS)	149.71	(50.00)	199.71	31,196.77	30,710.00	486.77		

# Unexpended Budget Report

Friday October 31, 2014

## 2014 Courtyard Budget

Courtyard Annual Dues Cash Accounting Year Starts January 1, 2014

	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	44.00	43.00	1.00	434.00	433.00	1.00	520.00	86.00
Courtyard Mulch	0.00	0.00	0.00	2,150.00	1,600.00	550.00	2,580.00	430.00
Total Operating Expenses	367.00	368.00	(1.00)	5,814.00	5,283.00	531.00	7,000.00	1,186.00
Total Operating Expenses	367.00	368.00	(1.00)	5,814.00	5,283.00	531.00	7,000.00	1,186.00
<b>TOTAL EXPENSES</b>	<b>367.00</b>	<b>368.00</b>	<b>(1.00)</b>	<b>5,814.00</b>	<b>5,283.00</b>	<b>531.00</b>	<b>7,000.00</b>	<b>1,186.00</b>
<b>NET INCOME (LOSS)</b>	<b>(367.00)</b>	<b>(368.00)</b>	<b>1.00</b>	<b>1,186.00</b>	<b>1,717.00</b>	<b>(531.00)</b>		

# Unexpended Budget Report

Friday October 31, 2014

## 2014 Highgrove Townhomes Budget

Highgrove Townhomes Cash Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
HG Reserve Interest	74.26	0.00	74.26	362.06	0.00	362.06	0.00	(362.06)
Highgrove Monthly Dues	5,705.00	6,000.00	(295.00)	59,490.00	60,000.00	(510.00)	72,000.00	12,510.00
Highgrove TH Late Fees	60.00	0.00	60.00	80.00	0.00	80.00	0.00	(80.00)
Total Income	5,839.26	6,000.00	(160.74)	59,932.06	60,000.00	(67.94)	72,000.00	12,067.94
<b>TOTAL INCOME</b>	5,839.26	6,000.00	(160.74)	59,932.06	60,000.00	(67.94)	72,000.00	12,067.94
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
HG Landscape Non Contract	0.00	250.00	(250.00)	5,605.00	750.00	4,855.00	1,000.00	(4,605.00)
HG TH Reserve Study	0.00	0.00	0.00	163.20	0.00	163.20	0.00	(163.20)
Highgrove Build Exterior	0.00	1,200.00	(1,200.00)	2,422.42	12,000.00	(9,577.58)	14,400.00	11,977.58
Highgrove FA Contract	0.00	165.00	(165.00)	1,776.74	1,650.00	126.74	1,980.00	203.26
Highgrove FA Electric	51.24	150.00	(98.76)	1,602.39	1,500.00	102.39	1,800.00	197.61
Highgrove FA Inspections	0.00	0.00	0.00	0.00	0.00	0.00	1,010.00	1,010.00
Highgrove FA Phone	505.64	465.00	40.64	4,975.74	4,658.00	317.74	5,590.00	614.26
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	2,000.00	0.00
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	315.36	500.00	(184.64)	4,710.78	5,000.00	(289.22)	6,000.00	1,289.22
Total Operating Expenses	2,092.24	3,950.00	(1,857.76)	37,132.27	41,484.00	(4,351.73)	50,345.00	13,212.73
Total Operating Expenses	2,092.24	3,950.00	(1,857.76)	37,132.27	41,484.00	(4,351.73)	50,345.00	13,212.73
Reserves: Capital Expense								
Highgrove Reserve Transfr	0.00	0.00	0.00	0.00	0.00	0.00	21,655.00	21,655.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	21,655.00	21,655.00
<b>TOTAL EXPENSES</b>	2,092.24	3,950.00	(1,857.76)	37,132.27	41,484.00	(4,351.73)	72,000.00	34,867.73

# Unexpended Budget Report

Friday October 31, 2014

<b>NET INCOME (LOSS)</b>	<u>3,747.02</u>	<u>2,050.00</u>	<u>1,697.02</u>	<u>22,799.79</u>	<u>18,516.00</u>	<u>4,283.79</u>
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# Unexpended Budget Report

Friday October 31, 2014

## 2014 SVHOA Budget

Southern Village HOA Cash Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Annual Assesmt	790.00	0.00	790.00	161,248.00	162,680.00	(1,432.00)	162,680.00	1,432.00
Assessment Class III	0.00	0.00	0.00	490.00	490.00	0.00	490.00	0.00
Assessment Sub-Associat.	0.00	0.00	0.00	17,250.00	17,250.00	0.00	17,250.00	0.00
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	480.00	0.00	480.00	0.00	(480.00)
Reserve Interest	31.09	0.00	31.09	249.94	0.00	249.94	0.00	(249.94)
Total Income	961.09	0.00	961.09	183,392.94	184,095.00	(702.06)	184,095.00	702.06
<b>TOTAL INCOME</b>	961.09	0.00	961.09	183,392.94	184,095.00	(702.06)	184,095.00	702.06
<b>EXPENSES</b>								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Fences (Parks)	0.00	100.00	(100.00)	1,057.50	500.00	557.50	500.00	(557.50)
Greenways & Paths	50.00	250.00	(200.00)	280.00	2,500.00	(2,220.00)	3,000.00	2,720.00
Landscape	3,218.00	3,282.00	(64.00)	32,180.00	32,820.00	(640.00)	39,384.00	7,204.00
Mulch All Areas	0.00	0.00	0.00	2,316.00	4,000.00	(1,684.00)	8,000.00	5,684.00
Parks	4,745.00	1,250.00	3,495.00	27,394.00	12,500.00	14,894.00	15,000.00	(12,394.00)
Pond Care Contract	1,200.00	1,200.00	0.00	3,600.00	3,600.00	0.00	4,800.00	1,200.00
Pond Improvements	140.00	0.00	140.00	2,115.00	1,500.00	615.00	2,000.00	(115.00)
Trees Common Areas	7,403.00	2,543.00	4,860.00	11,473.00	25,418.00	(13,945.00)	30,500.00	19,027.00
Walls (stone)	0.00	0.00	0.00	0.00	750.00	(750.00)	1,000.00	1,000.00
Total Maintenance Expenses	16,756.00	8,625.00	8,131.00	80,415.50	83,588.00	(3,172.50)	104,184.00	23,768.50
Total Maintenance Expenses	16,756.00	8,625.00	8,131.00	80,415.50	83,588.00	(3,172.50)	104,184.00	23,768.50
Community Watch	0.00	0.00	0.00	0.00	250.00	(250.00)	250.00	250.00
Electric	192.54	234.00	(41.46)	2,157.09	2,334.00	(176.91)	2,800.00	642.91
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	10,000.00	10,000.00	0.00	10,000.00	0.00
Misc.	100.00	0.00	100.00	200.00	90.00	110.00	90.00	(110.00)
NC Symphony Donation	0.00	2,500.00	(2,500.00)	2,500.00	2,500.00	0.00	2,500.00	0.00

# Unexpended Budget Report

Friday October 31, 2014

## 2014 SVHOA Budget (Continued)

Southern Village HOA Cash Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>EXPENSES (Continued)</b>								
Expenses (Continued)								
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	1,050.00	(1,050.00)	0.00	1,050.00	(1,050.00)	1,050.00	1,050.00
SV Charity Events	0.00	200.00	(200.00)	0.00	450.00	(450.00)	700.00	700.00
Trash Cans (Wkly Service)	600.00	200.00	400.00	4,850.00	2,000.00	2,850.00	2,400.00	(2,450.00)
Water & Sewer Common Area	308.57	600.00	(291.43)	3,531.29	2,900.00	631.29	4,000.00	468.71
Welcome Committee	0.00	250.00	(250.00)	0.00	500.00	(500.00)	500.00	500.00
Total Operating Expenses	19,496.11	15,298.00	4,198.11	124,045.88	126,554.00	(2,508.12)	152,444.00	28,398.12
<b>SVHOA Administration</b>								
Admin Misc. & Bank Fees	66.01	90.00	(23.99)	820.40	901.00	(80.60)	1,081.00	260.60
Insurance	0.00	0.00	0.00	4,580.00	4,000.00	580.00	4,000.00	(580.00)
Legal	780.00	250.00	530.00	2,460.00	2,500.00	(40.00)	3,000.00	540.00
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	330.97	250.00	80.97	2,128.57	2,500.00	(371.43)	2,500.00	371.43
Tax Return Preparation	0.00	0.00	0.00	620.00	600.00	20.00	600.00	(20.00)
Website	170.00	166.00	4.00	2,354.00	1,667.00	687.00	2,000.00	(354.00)
Total SVHOA Administration	2,885.98	2,295.00	590.98	28,354.97	27,560.00	794.97	31,651.00	3,296.03
<b>TOTAL EXPENSES</b>	22,382.09	17,593.00	4,789.09	152,400.85	154,114.00	(1,713.15)	184,095.00	31,694.15
<b>NET INCOME (LOSS)</b>	(21,421.00)	(17,593.00)	(3,828.00)	30,992.09	29,981.00	1,011.09		

# Unexpended Budget Report

Friday October 31, 2014

## 2014 Townhome 1 Budget

Townhome I Cash Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
TH I Reserves Interest	7.52	0.00	7.52	72.81	0.00	72.81	0.00	(72.81)
Townhome I Dues	1,410.00	1,760.00	(350.00)	18,240.00	17,600.00	640.00	21,120.00	2,880.00
Townhome I Late Fees	0.00	0.00	0.00	40.00	0.00	40.00	0.00	(40.00)
Total Income	1,417.52	1,760.00	(342.48)	18,352.81	17,600.00	752.81	21,120.00	2,767.19
<b>TOTAL INCOME</b>	1,417.52	1,760.00	(342.48)	18,352.81	17,600.00	752.81	21,120.00	2,767.19
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH I Building Exterior	0.00	400.00	(400.00)	790.00	4,000.00	(3,210.00)	4,800.00	4,010.00
TH I Gutter Cleaning	0.00	0.00	0.00	0.00	400.00	(400.00)	400.00	400.00
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	1,200.00	0.00
TH I NonContract Landscap	0.00	0.00	0.00	690.00	0.00	690.00	0.00	(690.00)
TH I Printing & Postage	0.00	0.00	0.00	0.00	15.00	(15.00)	140.00	140.00
TH I Reserve Study	0.00	0.00	0.00	54.40	0.00	54.40	0.00	(54.40)
TH I Termite Inspection	0.00	0.00	0.00	560.00	560.00	0.00	560.00	0.00
Total Operating Expenses	488.00	888.00	(400.00)	8,180.40	11,061.00	(2,880.60)	12,963.00	4,782.60
Total Operating Expenses	488.00	888.00	(400.00)	8,180.40	11,061.00	(2,880.60)	12,963.00	4,782.60
Reserves: Capital Expense								
TH I Reserve Transfer	0.00	0.00	0.00	0.00	0.00	0.00	8,157.00	8,157.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	8,157.00	8,157.00
<b>TOTAL EXPENSES</b>	488.00	888.00	(400.00)	8,180.40	11,061.00	(2,880.60)	21,120.00	12,939.60
<b>NET INCOME (LOSS)</b>	929.52	872.00	57.52	10,172.41	6,539.00	3,633.41		

# Unexpended Budget Report

Friday October 31, 2014

## 2014 Townhome II Budget

Townhome II Cash Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
TH II Late Fees	20.00	0.00	20.00	80.00	0.00	80.00	0.00	(80.00)
TH II Reserves Interest	89.11	0.00	89.11	540.03	0.00	540.03	0.00	(540.03)
Townhome II Monthly Dues	3,866.05	4,400.00	(533.95)	43,289.26	44,000.00	(710.74)	52,800.00	9,510.74
Total Income	3,975.16	4,400.00	(424.84)	43,909.29	44,000.00	(90.71)	52,800.00	8,890.71
<b>TOTAL INCOME</b>	<b>3,975.16</b>	<b>4,400.00</b>	<b>(424.84)</b>	<b>43,909.29</b>	<b>44,000.00</b>	<b>(90.71)</b>	<b>52,800.00</b>	<b>8,890.71</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH II Building Exterior	0.00	1,375.00	(1,375.00)	1,465.00	13,750.00	(12,285.00)	16,500.00	15,035.00
TH II Lansdscape	900.00	900.00	0.00	9,000.00	9,000.00	0.00	10,800.00	1,800.00
TH II Lndspe Non-Contract	0.00	0.00	0.00	2,754.00	0.00	2,754.00	0.00	(2,754.00)
TH II Management	470.00	469.00	1.00	4,225.00	4,694.00	(469.00)	5,633.00	1,408.00
TH II Mulch	0.00	0.00	0.00	4,800.00	4,800.00	0.00	4,800.00	0.00
TH II Printing & Postage	0.00	0.00	0.00	0.00	50.00	(50.00)	300.00	300.00
TH II Reserve Study	0.00	0.00	0.00	187.60	0.00	187.60	0.00	(187.60)
TH II Termite Inspection	0.00	0.00	0.00	1,925.00	1,925.00	0.00	1,925.00	0.00
Total Operating Expenses	1,370.00	2,744.00	(1,374.00)	24,356.60	34,219.00	(9,862.40)	39,958.00	15,601.40
Total Operating Expenses	1,370.00	2,744.00	(1,374.00)	24,356.60	34,219.00	(9,862.40)	39,958.00	15,601.40
Reserves: Capital Expense								
TH II Tranfer to Reserves	0.00	0.00	0.00	0.00	0.00	0.00	12,842.00	12,842.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	12,842.00	12,842.00
<b>TOTAL EXPENSES</b>	<b>1,370.00</b>	<b>2,744.00</b>	<b>(1,374.00)</b>	<b>24,356.60</b>	<b>34,219.00</b>	<b>(9,862.40)</b>	<b>52,800.00</b>	<b>28,443.40</b>
<b>NET INCOME (LOSS)</b>	<b>2,605.16</b>	<b>1,656.00</b>	<b>949.16</b>	<b>19,552.69</b>	<b>9,781.00</b>	<b>9,771.69</b>		

# Unexpended Budget Report

Friday October 31, 2014

## 2014 Westend Townhomes Budget

Westend Townhomes Cash Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Westend Reserves Interest	0.00	0.00	0.00	(21.51)	0.00	(21.51)	0.00	21.51
Westend Townhomes	4,635.00	2,970.00	1,665.00	31,220.00	29,700.00	1,520.00	35,640.00	4,420.00
Total Income	4,635.00	2,970.00	1,665.00	31,198.49	29,700.00	1,498.49	35,640.00	4,441.51
<b>TOTAL INCOME</b>	<b>4,635.00</b>	<b>2,970.00</b>	<b>1,665.00</b>	<b>31,198.49</b>	<b>29,700.00</b>	<b>1,498.49</b>	<b>35,640.00</b>	<b>4,441.51</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
WE TH Landscope-NonContract	0.00	0.00	0.00	750.00	0.00	750.00	0.00	(750.00)
Westend Building Exterior	4,624.00	550.00	4,074.00	5,358.50	5,500.00	(141.50)	6,600.00	1,241.50
Westend FA Contract	0.00	84.00	(84.00)	1,004.76	834.00	170.76	1,000.00	(4.76)
Westend FA Electric	25.00	93.00	(68.00)	881.22	918.00	(36.78)	1,100.00	218.78
Westend FA Inspections	0.00	0.00	0.00	0.00	0.00	0.00	510.00	510.00
Westend FA Phone	242.99	233.00	9.99	2,279.47	2,334.00	(54.53)	2,800.00	520.53
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	1,600.00	0.00
Westend Reserve Study	0.00	0.00	0.00	74.80	0.00	74.80	0.00	(74.80)
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	5,519.99	1,588.00	3,931.99	18,996.75	18,284.00	712.75	22,063.00	3,066.25
Total Operating Expenses	5,519.99	1,588.00	3,931.99	18,996.75	18,284.00	712.75	22,063.00	3,066.25
Reserves: Capital Expense								
Westend Reserve Transfer	0.00	0.00	0.00	0.00	0.00	0.00	13,577.00	13,577.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	13,577.00	13,577.00
<b>TOTAL EXPENSES</b>	<b>5,519.99</b>	<b>1,588.00</b>	<b>3,931.99</b>	<b>18,996.75</b>	<b>18,284.00</b>	<b>712.75</b>	<b>35,640.00</b>	<b>16,643.25</b>
<b>NET INCOME (LOSS)</b>	<b>(884.99)</b>	<b>1,382.00</b>	<b>(2,266.99)</b>	<b>12,201.74</b>	<b>11,416.00</b>	<b>785.74</b>		