

# Balance Sheet

Saturday, October 31, 2015

## Annual Alley Dues

Cash Accounting Year Starts January 1, 2015

### ASSETS

#### Current Assets

Alley Reserves Bank Acc.	\$170,868.77	
SVHOA Operating Account	\$31,164.12	
Total Current Assets		\$202,032.89

TOTAL ASSETS		<u>\$202,032.89</u>
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### EQUITY

Alley Reserve Account		
Alley Reserves	\$170,589.24	
Alley Reserves Interest	\$279.53	
Total Alley Reserve Account		\$170,868.77

Current Year Earnings	\$30,243.00	
Retained Earnings	\$921.12	

TOTAL EQUITY		<u>\$202,032.89</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$202,032.89</u>
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# Balance Sheet

Saturday, October 31, 2015

## Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2015

### ASSETS

#### Current Assets

SVHOA Operating Account

\$5,229.25

Total Current Assets

\$5,229.25

TOTAL ASSETS

\$5,229.25

### EQUITY

Current Year Earnings

\$1,923.00

Retained Earnings

\$3,306.25

TOTAL EQUITY

\$5,229.25

TOTAL LIABILITIES AND EQUITY

\$5,229.25

# Balance Sheet

Saturday, October 31, 2015

## Highgrove Townhomes

Cash Accounting Year Starts January 1, 2015

### ASSETS

#### Current Assets

HG TH Reserves Bank Acc.	\$32,126.24	
Highgrove TH Reserves CD	\$109,597.91	
SVHOA Operating Account	\$21,947.68	
Total Current Assets		\$163,671.83

TOTAL ASSETS		<u>\$163,671.83</u>
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### EQUITY

Highgrove TH Reserve Acc.		
HG Reserve Interest	\$374.52	
Highgrove TH Reserves	\$141,349.63	
Total Highgrove TH Reserve Acc.		\$141,724.15
Current Year Earnings	\$13,376.71	
Retained Earnings	\$8,570.97	

TOTAL EQUITY		<u>\$163,671.83</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$163,671.83</u>
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# Balance Sheet

Saturday, October 31, 2015

## Southern Village HOA

Cash Accounting Year Starts January 1, 2015

### ASSETS

General Reserves Account			
General Reserves Bank Acc		\$158,243.52	
	Total General Reserves Account		\$158,243.52
Current Assets			
SVHOA Operating Account		\$18,633.21	
	Total Current Assets		\$18,633.21
	TOTAL ASSETS		<u>\$176,876.73</u>

### EQUITY

General Reserves Account			
General Reserves		\$157,983.61	
Reserve Interest		\$259.91	
	Total General Reserves Account		\$158,243.52
Current Year Earnings		(\$22,923.62)	
Retained Earnings		\$41,556.83	
	TOTAL EQUITY		<u>\$176,876.73</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$176,876.73</u>

# Balance Sheet

Saturday, October 31, 2015

## Townhome I

Cash Accounting Year Starts January 1, 2015

### ASSETS

#### Current Assets

SVHOA Operating Account	\$21,468.84	
TH I Reserve Bank Account	\$52,508.11	
Total Current Assets		\$73,976.95

TOTAL ASSETS		<u>\$73,976.95</u>
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### EQUITY

Current Year Earnings	\$14,107.85	
Retained Earnings	\$7,360.99	
TH I Reserve Account		
TH I Reserves	\$52,422.01	
TH I Reserves Interest	\$86.10	
Total TH I Reserve Account		\$52,508.11

TOTAL EQUITY		<u>\$73,976.95</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$73,976.95</u>
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# Balance Sheet

Saturday, October 31, 2015

## Townhome II

Cash Accounting Year Starts January 1, 2015

### ASSETS

#### Current Assets

SVHOA Operating Account	\$36,998.44	
TH II Reserve Bank Acc.	\$108,353.93	
Townhome II Reserves CD	\$109,597.91	
Total Current Assets		\$254,950.28

TOTAL ASSETS		<u>\$254,950.28</u>
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### EQUITY

Current Year Earnings	\$21,729.12	
Retained Earnings	\$15,269.32	
TH II Reserve Account		
TH II Reserves	\$217,395.32	
TH II Reserves Interest	\$556.52	
Total TH II Reserve Account		\$217,951.84

TOTAL EQUITY		<u>\$254,950.28</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$254,950.28</u>
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# Balance Sheet

Saturday, October 31, 2015

## Westend Townhomes

Cash Accounting Year Starts January 1, 2015

### ASSETS

#### Current Assets

SVHOA Operating Account	\$15,763.15	
Westend ReserveBK Account	\$27,412.37	
Total Current Assets		\$43,175.52

TOTAL ASSETS \$43,175.52

### EQUITY

Current Year Earnings	\$14,267.13	
Retained Earnings	\$1,496.02	
Westend Reserve Account		
Westend Reserves	\$27,383.26	
Westend Reserves Interest	\$29.11	
Total Westend Reserve Account		\$27,412.37

TOTAL EQUITY \$43,175.52

TOTAL LIABILITIES AND EQUITY \$43,175.52

# Unexpended Budget Report

Saturday, October 31, 2015

## 2015 Alleyways Budget

Annual Alley Dues Cash Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Alley Reserves Interest	29.03	0.00	29.03	279.53	0.00	279.53	0.00	(279.53)
Annual Alley Dues	10.74	0.00	10.74	36,355.00	36,210.00	145.00	36,210.00	(145.00)
Total Income	39.77	0.00	39.77	36,634.53	36,210.00	424.53	36,210.00	(424.53)
<b>TOTAL INCOME</b>	<b>39.77</b>	<b>0.00</b>	<b>39.77</b>	<b>36,634.53</b>	<b>36,210.00</b>	<b>424.53</b>	<b>36,210.00</b>	<b>(424.53)</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Alley Landscaping	0.00	0.00	0.00	3,712.00	0.00	3,712.00	0.00	(3,712.00)
Alley Management	0.00	0.00	0.00	1,200.00	1,200.00	0.00	1,200.00	0.00
Alley Repairs/Seal Coat	0.00	3,200.00	(3,200.00)	1,200.00	5,000.00	(3,800.00)	5,000.00	3,800.00
Total Operating Expenses	0.00	3,200.00	(3,200.00)	6,112.00	6,200.00	(88.00)	6,200.00	88.00
Total Operating Expenses	0.00	3,200.00	(3,200.00)	6,112.00	6,200.00	(88.00)	6,200.00	88.00
Reserves: Capital Expense								
Transfer to Alley Reserve	0.00	0.00	0.00	0.00	0.00	0.00	30,010.00	30,010.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	30,010.00	30,010.00
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>3,200.00</b>	<b>(3,200.00)</b>	<b>6,112.00</b>	<b>6,200.00</b>	<b>(88.00)</b>	<b>36,210.00</b>	<b>30,098.00</b>
<b>NET INCOME (LOSS)</b>	<b>39.77</b>	<b>(3,200.00)</b>	<b>3,239.77</b>	<b>30,522.53</b>	<b>30,010.00</b>	<b>512.53</b>		
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(30,522.53)</b>

# Unexpended Budget Report

Saturday, October 31, 2015

## 2015 Courtyard Budget

Courtyard Annual Dues Cash Accounting Year Starts January 1, 2015

	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>	0.00	0.00	0.00	7,000.00	7,000.00	0.00	7,000.00	0.00
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Courtyard Landscape	0.00	334.00	(334.00)	2,907.00	3,334.00	(427.00)	4,000.00	1,093.00
Courtyard Maintenance	0.00	0.00	0.00	60.00	0.00	60.00	0.00	(60.00)
Courtyard Managment Fee	0.00	0.00	0.00	600.00	600.00	0.00	600.00	0.00
Courtyard Mulch	0.00	0.00	0.00	1,510.00	2,400.00	(890.00)	2,400.00	890.00
Total Operating Expenses	0.00	334.00	(334.00)	5,077.00	6,334.00	(1,257.00)	7,000.00	1,923.00
Total Operating Expenses	0.00	334.00	(334.00)	5,077.00	6,334.00	(1,257.00)	7,000.00	1,923.00
<b>TOTAL EXPENSES</b>	0.00	334.00	(334.00)	5,077.00	6,334.00	(1,257.00)	7,000.00	1,923.00
<b>NET INCOME (LOSS)</b>		(334.00)	334.00	1,923.00	666.00	1,257.00		
<b>UNEXPENDED (OVER EXPENDED)</b>								(1,923.00)

# Unexpended Budget Report

Saturday, October 31, 2015

## 2015 Highgrove Townhomes Budget

Highgrove Townhomes Cash Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
HG Reserve Interest	44.61	0.00	44.61	374.52	0.00	374.52	0.00	(374.52)
Highgrove Monthly Dues	7,465.00	6,000.00	1,465.00	60,715.00	60,000.00	715.00	72,000.00	11,285.00
Highgrove TH Late Fees	0.00	0.00	0.00	40.00	0.00	40.00	0.00	(40.00)
Total Income	7,509.61	6,000.00	1,509.61	61,129.52	60,000.00	1,129.52	72,000.00	10,870.48
<b>TOTAL INCOME</b>	<b>7,509.61</b>	<b>6,000.00</b>	<b>1,509.61</b>	<b>61,129.52</b>	<b>60,000.00</b>	<b>1,129.52</b>	<b>72,000.00</b>	<b>10,870.48</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
HG Landscape Non Contract	967.45	500.00	467.45	1,584.95	2,000.00	(415.05)	2,000.00	415.05
Highgrove Build Exterior	5,070.00	667.00	4,403.00	11,830.00	6,666.00	5,164.00	8,000.00	(3,830.00)
Highgrove FA Contract	0.00	0.00	0.00	1,905.00	1,980.00	(75.00)	1,980.00	75.00
Highgrove FA Electric	106.61	175.00	(68.39)	1,326.19	1,750.00	(423.81)	2,100.00	773.81
Highgrove FA Inspections	0.00	0.00	0.00	1,020.00	1,010.00	10.00	1,010.00	(10.00)
Highgrove FA Phone	878.43	465.00	413.43	5,669.99	4,658.00	1,011.99	5,590.00	(79.99)
Highgrove Landscape	0.00	810.00	(810.00)	7,290.00	8,100.00	(810.00)	9,720.00	2,430.00
Highgrove Management Fee	0.00	0.00	0.00	7,500.00	7,500.00	0.00	7,500.00	0.00
Highgrove Mulch	0.00	0.00	0.00	1,988.05	2,000.00	(11.95)	2,000.00	11.95
Highgrove Print & Postage	0.00	0.00	0.00	116.29	75.00	41.29	275.00	158.71
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	1,242.95	500.00	742.95	5,467.82	5,400.00	67.82	6,400.00	932.18
Total Operating Expenses	8,265.44	3,117.00	5,148.44	47,378.29	42,819.00	4,559.29	48,255.00	876.71
<b>Total Operating Expenses</b>	<b>8,265.44</b>	<b>3,117.00</b>	<b>5,148.44</b>	<b>47,378.29</b>	<b>42,819.00</b>	<b>4,559.29</b>	<b>48,255.00</b>	<b>876.71</b>
Reserves: Capital Expense								
Highgrove Reserve Transfr	0.00	0.00	0.00	0.00	0.00	0.00	23,745.00	23,745.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	23,745.00	23,745.00
<b>TOTAL EXPENSES</b>	<b>8,265.44</b>	<b>3,117.00</b>	<b>5,148.44</b>	<b>47,378.29</b>	<b>42,819.00</b>	<b>4,559.29</b>	<b>72,000.00</b>	<b>24,621.71</b>

# Unexpended Budget Report

Saturday, October 31, 2015

<b>NET INCOME (LOSS)</b>	<u>(755.83)</u>	<u>2,883.00</u>	<u>(3,638.83)</u>	<u>13,751.23</u>	<u>17,181.00</u>	<u>(3,429.77)</u>	
<b>UNEXPENDED (OVER EXPENDED)</b>							<u>(13,751.23)</u>

# Unexpended Budget Report

Saturday, October 31, 2015

## 2015 SVHOA Budget

Southern Village HOA Cash Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Annual Assessmt	374.20	0.00	374.20	161,741.20	162,680.00	(938.80)	162,680.00	938.80
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	17,440.00	17,250.00	190.00	17,250.00	(190.00)
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	732.00	0.00	732.00	4,052.00	0.00	4,052.00	0.00	(4,052.00)
Other income	0.00	82.00	(82.00)	202.50	826.00	(623.50)	990.00	787.50
Reserve Interest	26.88	0.00	26.88	259.91	0.00	259.91	0.00	(259.91)
Total Income	1,133.08	82.00	1,051.08	187,860.61	184,921.00	2,939.61	185,085.00	(2,775.61)
TOTAL INCOME	1,133.08	82.00	1,051.08	187,860.61	184,921.00	2,939.61	185,085.00	(2,775.61)
<b>EXPENSES</b>								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Fences (Parks)	0.00	0.00	0.00	395.00	0.00	395.00	0.00	(395.00)
Greenways & Paths	0.00	0.00	0.00	725.00	0.00	725.00	0.00	(725.00)
Landscape	0.00	3,443.00	(3,443.00)	30,987.00	34,430.00	(3,443.00)	41,316.00	10,329.00
Mulch All Areas	0.00	0.00	0.00	5,832.00	4,000.00	1,832.00	8,000.00	2,168.00
Parks	1,070.00	1,000.00	70.00	16,903.10	10,000.00	6,903.10	12,000.00	(4,903.10)
Pond Care Contract	0.00	0.00	0.00	3,825.00	3,750.00	75.00	5,000.00	1,175.00
Pond Improvements	0.00	0.00	0.00	150.00	1,900.00	(1,750.00)	2,400.00	2,250.00
Trees (Street Care)	6,504.00	2,583.00	3,921.00	69,134.00	25,833.00	43,301.00	31,000.00	(38,134.00)
Walls (stone)	0.00	0.00	0.00	306.55	0.00	306.55	0.00	(306.55)
Total Maintenance Expenses	7,574.00	7,026.00	548.00	128,257.65	79,913.00	48,344.65	99,716.00	(28,541.65)
Total Maintenance Expenses	7,574.00	7,026.00	548.00	128,257.65	79,913.00	48,344.65	99,716.00	(28,541.65)
Electric	246.43	242.00	4.43	2,272.46	2,423.00	(150.54)	2,900.00	627.54
Market Street Events	0.00	0.00	0.00	10,000.00	10,000.00	0.00	10,000.00	0.00
Misc.	0.00	23.00	(23.00)	(25.00)	233.00	(258.00)	279.00	304.00
NC Symphony Donation	0.00	0.00	0.00	2,500.00	2,500.00	0.00	2,500.00	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	1,020.52	1,050.00	(29.48)	1,050.00	29.48
SV Charity Events	0.00	400.00	(400.00)	0.00	400.00	(400.00)	400.00	400.00

# Unexpended Budget Report

Saturday, October 31, 2015

## 2015 SVHOA Budget (Continued)

Southern Village HOA Cash Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>EXPENSES (Continued)</b>								
Expenses (Continued)								
Trash Cans (Wkly Service)	600.00	650.00	(50.00)	6,450.00	6,500.00	(50.00)	7,800.00	1,350.00
Water & Sewer Common Area	904.27	400.00	504.27	4,707.38	3,500.00	1,207.38	4,300.00	(407.38)
Total Operating Expenses	9,324.70	8,741.00	583.70	160,183.01	111,519.00	48,664.01	133,945.00	(26,238.01)
<b>SVHOA Administration</b>								
Admin Misc. & Bank Fees	38.36	116.00	(77.64)	599.78	1,168.00	(568.22)	1,400.00	800.22
Insurance	239.02	0.00	239.02	1,972.94	4,800.00	(2,827.06)	4,800.00	2,827.06
Legal	666.50	100.00	566.50	4,055.68	2,725.00	1,330.68	3,000.00	(1,055.68)
Management Contract Fee	0.00	0.00	0.00	36,200.00	36,200.00	0.00	36,200.00	0.00
Printing & Postage	0.00	0.00	0.00	4,593.91	2,500.00	2,093.91	2,500.00	(2,093.91)
Tax Return Preparation	0.00	0.00	0.00	630.00	740.00	(110.00)	740.00	110.00
Website	255.00	208.00	47.00	2,289.00	2,084.00	205.00	2,500.00	211.00
Total SVHOA Administration	1,198.88	424.00	774.88	50,341.31	50,217.00	124.31	51,140.00	798.69
<b>TOTAL EXPENSES</b>	10,523.58	9,165.00	1,358.58	210,524.32	161,736.00	48,788.32	185,085.00	(25,439.32)
<b>NET INCOME (LOSS)</b>	(9,390.50)	(9,083.00)	(307.50)	(22,663.71)	23,185.00	(45,848.71)		
<b>UNEXPENDED (OVER EXPENDED)</b>								22,663.71

# Unexpended Budget Report

Saturday, October 31, 2015

## 2015 Townhome 1 Budget

Townhome I Cash Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
TH I Reserves Interest	8.92	0.00	8.92	86.10	0.00	86.10	0.00	(86.10)
Townhome I Dues	1,612.00	2,016.00	(404.00)	21,186.00	20,160.00	1,026.00	24,192.00	3,006.00
Townhome I Late Fees	0.00	0.00	0.00	60.00	0.00	60.00	0.00	(60.00)
Total Income	1,620.92	2,016.00	(395.08)	21,332.10	20,160.00	1,172.10	24,192.00	2,859.90
<b>TOTAL INCOME</b>	1,620.92	2,016.00	(395.08)	21,332.10	20,160.00	1,172.10	24,192.00	2,859.90
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH I Building Exterior	0.00	166.00	(166.00)	815.00	1,668.00	(853.00)	2,000.00	1,185.00
TH I Gutter Cleaning	0.00	0.00	0.00	0.00	400.00	(400.00)	400.00	400.00
TH I Landscape	0.00	355.00	(355.00)	3,168.00	3,542.00	(374.00)	4,250.00	1,082.00
TH I Management	0.00	0.00	0.00	2,500.00	2,500.00	0.00	2,500.00	0.00
TH I Mulch	0.00	0.00	0.00	0.00	1,200.00	(1,200.00)	1,200.00	1,200.00
TH I NonContract Landscap	0.00	0.00	0.00	0.00	0.00	0.00	800.00	800.00
TH I Printing & Postage	0.00	0.00	0.00	95.15	35.00	60.15	160.00	64.85
TH I Termite Inspection	0.00	0.00	0.00	560.00	560.00	0.00	560.00	0.00
Total Operating Expenses	0.00	521.00	(521.00)	7,138.15	9,905.00	(2,766.85)	11,870.00	4,731.85
Total Operating Expenses	0.00	521.00	(521.00)	7,138.15	9,905.00	(2,766.85)	11,870.00	4,731.85
Reserves: Capital Expense								
TH I Reserve Transfer	0.00	0.00	0.00	0.00	0.00	0.00	12,322.00	12,322.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	12,322.00	12,322.00
<b>TOTAL EXPENSES</b>	0.00	521.00	(521.00)	7,138.15	9,905.00	(2,766.85)	24,192.00	17,053.85
<b>NET INCOME (LOSS)</b>	1,620.92	1,495.00	125.92	14,193.95	10,255.00	3,938.95		
<b>UNEXPENDED (OVER EXPENDED)</b>								(14,193.95)

# Unexpended Budget Report

Saturday, October 31, 2015

## 2015 Townhome II Budget

Townhome II Cash Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
TH II Late Fees	0.00	0.00	0.00	120.00	0.00	120.00	0.00	(120.00)
TH II Reserves Interest	58.92	0.00	58.92	556.52	0.00	556.52	0.00	(556.52)
Townhome II Monthly Dues	4,355.00	4,400.00	(45.00)	45,693.60	44,000.00	1,693.60	52,800.00	7,106.40
Total Income	4,413.92	4,400.00	13.92	46,370.12	44,000.00	2,370.12	52,800.00	6,429.88
<b>TOTAL INCOME</b>	<b>4,413.92</b>	<b>4,400.00</b>	<b>13.92</b>	<b>46,370.12</b>	<b>44,000.00</b>	<b>2,370.12</b>	<b>52,800.00</b>	<b>6,429.88</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH II Building Exterior	725.00	500.00	225.00	1,135.00	5,000.00	(3,865.00)	6,000.00	4,865.00
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 Lndspe Non-Contract	1,245.90	250.00	995.90	1,245.90	2,500.00	(1,254.10)	3,000.00	1,754.10
TH II Management	0.00	0.00	0.00	8,500.00	8,500.00	0.00	8,500.00	0.00
TH II Mulch	0.00	0.00	0.00	3,020.00	4,800.00	(1,780.00)	4,800.00	1,780.00
TH II Printing & Postage	0.00	0.00	0.00	158.58	50.00	108.58	300.00	141.42
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	1,970.90	1,650.00	320.90	24,084.48	31,775.00	(7,690.52)	35,325.00	11,240.52
Total Operating Expenses	1,970.90	1,650.00	320.90	24,084.48	31,775.00	(7,690.52)	35,325.00	11,240.52
Reserves: Capital Expense								
TH II Tranfer to Reserves	0.00	0.00	0.00	0.00	0.00	0.00	17,475.00	17,475.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	17,475.00	17,475.00
<b>TOTAL EXPENSES</b>	<b>1,970.90</b>	<b>1,650.00</b>	<b>320.90</b>	<b>24,084.48</b>	<b>31,775.00</b>	<b>(7,690.52)</b>	<b>52,800.00</b>	<b>28,715.52</b>
<b>NET INCOME (LOSS)</b>	<b>2,443.02</b>	<b>2,750.00</b>	<b>(306.98)</b>	<b>22,285.64</b>	<b>12,225.00</b>	<b>10,060.64</b>		
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(22,285.64)</b>

# Unexpended Budget Report

Saturday, October 31, 2015

## 2015 Westend Townhomes Budget

Westend Townhomes Cash Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Westend Reserves Interest	3.50	0.00	3.50	29.11	0.00	29.11	0.00	(29.11)
Westend Townhomes	3,385.00	2,970.00	415.00	29,801.75	29,700.00	101.75	35,640.00	5,838.25
Total Income	3,388.50	2,970.00	418.50	29,830.86	29,700.00	130.86	35,640.00	5,809.14
<b>TOTAL INCOME</b>	3,388.50	2,970.00	418.50	29,830.86	29,700.00	130.86	35,640.00	5,809.14
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
WE TH Landscape-NonContract	0.00	250.00	(250.00)	0.00	750.00	(750.00)	750.00	750.00
Westend Building Exterior	304.40	416.00	(111.60)	549.40	4,168.00	(3,618.60)	5,000.00	4,450.60
Westend FA Contract	0.00	275.00	(275.00)	1,143.81	1,100.00	43.81	1,100.00	(43.81)
Westend FA Electric	52.93	93.00	(40.07)	831.69	918.00	(86.31)	1,100.00	268.31
Westend FA Inspections	0.00	510.00	(510.00)	510.00	510.00	0.00	510.00	0.00
Westend FA Phone	241.50	233.00	8.50	2,557.36	2,334.00	223.36	2,800.00	242.64
Westend Landscape	0.00	440.00	(440.00)	3,960.00	4,400.00	(440.00)	5,280.00	1,320.00
Westend Management	0.00	0.00	0.00	3,500.00	3,500.00	0.00	3,500.00	0.00
Westend Mulch	0.00	0.00	0.00	1,585.50	1,600.00	(14.50)	1,600.00	14.50
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	126.86	50.00	76.86	150.00	23.14
Total Operating Expenses	598.83	2,217.00	(1,618.17)	15,534.62	20,100.00	(4,565.38)	22,560.00	7,025.38
Total Operating Expenses	598.83	2,217.00	(1,618.17)	15,534.62	20,100.00	(4,565.38)	22,560.00	7,025.38
Reserves: Capital Expense								
Westend Reserve Transfer	0.00	0.00	0.00	0.00	0.00	0.00	13,080.00	13,080.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	13,080.00	13,080.00
<b>TOTAL EXPENSES</b>	598.83	2,217.00	(1,618.17)	15,534.62	20,100.00	(4,565.38)	35,640.00	20,105.38
<b>NET INCOME (LOSS)</b>	2,789.67	753.00	2,036.67	14,296.24	9,600.00	4,696.24		
 <b>UNEXPENDED (OVER EXPENDED)</b>								<b>(14,296.24)</b>