Balance Sheet

Wednesday April 30, 2014

Annual Alley Dues

Cash Accounting Year Starts January 1, 2014

ASSETS		
Current Assets		
Alley Reserves Bank Acc.	$139,779.40	
SVHOA Operating Account	$33,947.12	
Total Current Assets		$173,726.52
TOTAL ASSETS		$173,726.52
EQUITY		
Alley Reserve Account		
Alley Reserves	$139,689.63	
Alley Reserves Interest	$89.77	
Total Alley Reserve Account		$139,779.40
Current Year Earnings	$33,613.00	
Retained Earnings	$334.12	
TOTAL EQUITY		$173,726.52
TOTAL LIABILITIES AND EQUITY		$173,726.52

Balance Sheet

Wednesday April 30, 2014

Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2014

ASSETS			
Current Assets			
SVHOA Operating Account		$6,286.25	
	Total Current Assets		$6,286.25
	TOTAL ASSETS		$6,286.25
EQUITY			
Current Year Earnings		$3,434.00	
Retained Earnings		$2,852.25	
	TOTAL EQUITY		$6,286.25
	TOTAL LIABILITIES AND EQUITY		$6,286.25

Balance Sheet

Wednesday April 30, 2014

Highgrove Townhomes

Cash Accounting Year Starts January 1, 2014

ASSETS			
Current Assets			
HG TH Reserves Bank Acc.		$10,423.21	
Highgrove TH Reserves CD		$108,928.08	
SVHOA Operating Account		$8,746.68	
	Total Current Assets		$128,097.97
	TOTAL ASSETS		$128,097.97
EQUITY			
Highgrove TH Reserve Acc.			
HG Reserve Interest		$135.53	
Highgrove TH Reserves		$119,215.76	
	Total Highgrove TH Reserve Acc.		$119,351.29
Current Year Earnings		$8,666.35	
Retained Earnings		$80.33	
	TOTAL EQUITY		$128,097.97
	TOTAL LIABILITIES AND EQUITY		$128,097.97

Balance Sheet

Wednesday April 30, 2014

Southern Village HOA

Cash Accounting Year Starts January 1, 2014

ASSETS			
General Reserves Account			
General Reserves Bank Acc		$146,274.48	
	Total General Reserves Account		$146,274.48
Current Assets			
SVHOA Operating Account		$157,491.42	
	Total Current Assets		$157,491.42
	TOTAL ASSETS		$303,765.90
EQUITY			
General Reserves Account			
General Reserves		$146,181.51	
Reserve Interest		$92.97	
	Total General Reserves Account		$146,274.48
Current Year Earnings		$116,176.69	
Retained Earnings		$41,314.73	
	TOTAL EQUITY		$303,765.90
	TOTAL LIABILITIES AND EQUITY		$303,765.90

Balance Sheet

Wednesday April 30, 2014

Townhome I

Cash Accounting Year Starts January 1, 2014

ASSETS		
Current Assets		
SVHOA Operating Account	$8,075.39	
TH I Reserve Bank Account	$44,205.63	
Total Current Assets		$52,281.02
TOTAL ASSETS		$52,281.02
EQUITY		
Current Year Earnings	$4,536.00	
Retained Earnings	$3,539.39	
TH I Reserve Account		
TH I Reserves	$44,177.41	
TH I Reserves Interest	$28.22	
Total TH I Reserve Account		$44,205.63
TOTAL EQUITY		$52,281.02
TOTAL LIABILITIES AND EQUITY		$52,281.02

Balance Sheet

Wednesday April 30, 2014

Townhome II

Cash Accounting Year Starts January 1, 2014

ASSETS			
Current Assets			
SVHOA Operating Account		$11,111.64	
TH II Reserve Bank Acc.		$95,205.74	
Townhome II Reserves CD		$108,928.08	
	Total Current Assets		$215,245.46
	TOTAL ASSETS		$215,245.46
EQUITY			
Current Year Earnings		$7,315.96	
Retained Earnings		$3,795.68	
TH II Reserve Account			
TH II Reserves		$203,908.46	
TH II Reserves Interest		$225.36	
	Total TH II Reserve Account		$204,133.82
	TOTAL EQUITY		$215,245.46
	TOTAL LIABILITIES AND EQUITY		$215,245.46

Balance Sheet

Wednesday April 30, 2014

Westend Townhomes

Cash Accounting Year Starts January 1, 2014

ASSETS			
Current Assets			
SVHOA Operating Account		$5,748.50	
Westend ReserveBK Account		$13,788.87	
	Total Current Assets		$19,537.37
	TOTAL ASSETS		$19,537.37
EQUITY			
Current Year Earnings		$5,685.34	
Retained Earnings		$63.16	
Westend Reserve Account			
Westend Reserves		$13,819.05	
Westend Reserves Interest		($30.18)	
	Total Westend Reserve Account		$13,788.87
	TOTAL EQUITY		$19,537.37
	TOTAL LIABILITIES AND EQUITY		$19,537.37

Unexpended Budget Report

Wednesday April 30, 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
INCOME								
Income								
Alley Reserves Interest	22.98	0.00	22.98	89.77	0.00	89.77	0.00	(89.77)
Annual Alley Dues	5,256.00	4,000.00	1,256.00	33,813.00	36,210.00	(2,397.00)	36,210.00	2,397.00
Total Income	5,278.98	4,000.00	1,278.98	33,902.77	36,210.00	(2,307.23)	36,210.00	2,307.23
TOTAL INCOME	5,278.98	4,000.00	1,278.98	33,902.77	36,210.00	(2,307.23)	36,210.00	2,307.23
EXPENSES								
Expenses								
Operating Expenses								
Alley Management	50.00	50.00	0.00	200.00	200.00	0.00	600.00	400.00
Alley Repairs/Seal Coat	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
Total Operating Expenses	50.00	50.00	0.00	200.00	200.00	0.00	5,600.00	5,400.00
Total Operating Expenses	50.00	50.00	0.00	200.00	200.00	0.00	5,600.00	5,400.00
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	200.00	200.00	0.00	36,210.00	36,010.00
NET INCOME (LOSS)	5,228.98	3,950.00	1,278.98	33,702.77	36,010.00	(2,307.23)		

Unexpended Budget Report

Wednesday April 30, 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
INCOME								
Income								
Annual Courtyard Dues	500.00	0.00	500.00	6,500.00	7,000.00	(500.00)	7,000.00	500.00
Total Income	500.00	0.00	500.00	6,500.00	7,000.00	(500.00)	7,000.00	500.00
TOTAL INCOME	500.00	0.00	500.00	6,500.00	7,000.00	(500.00)	7,000.00	500.00
EXPENSES								
Expenses								
Operating Expenses								
Courtyard Landscape	323.00	325.00	(2.00)	1,292.00	1,300.00	(8.00)	3,900.00	2,608.00
Courtyard Managment Fee	43.00	43.00	0.00	174.00	174.00	0.00	520.00	346.00
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)	3,066.00	3,074.00	(8.00)	7,000.00	3,934.00
Total Operating Expenses	366.00	368.00	(2.00)	3,066.00	3,074.00	(8.00)	7,000.00	3,934.00
TOTAL EXPENSES	366.00	368.00	(2.00)	3,066.00	3,074.00	(8.00)	7,000.00	3,934.00
NET INCOME (LOSS)	134.00	(368.00)	502.00	3,434.00	3,926.00	(492.00)		

Unexpended Budget Report

Wednesday April 30, 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
INCOME								
Income								
HG Reserve Interest	38.27	0.00	38.27	135.53	0.00	135.53	0.00	(135.53)
Highgrove Monthly Dues	7,245.00	6,000.00	1,245.00	25,060.00	24,000.00	1,060.00	72,000.00	46,940.00
Total Income	7,283.27	6,000.00	1,283.27	25,195.53	24,000.00	1,195.53	72,000.00	46,804.47
TOTAL INCOME	7,283.27	6,000.00	1,283.27	25,195.53	24,000.00	1,195.53	72,000.00	46,804.47
EXPENSES								
Expenses								
Operating Expenses								
HG Landscape Non Contract	600.00	0.00	600.00	3,805.00	250.00	3,555.00	1,000.00	(2,805.00)
Highgrove Build Exterior	515.00	1,200.00	(685.00)	1,520.42	4,800.00	(3,279.58)	14,400.00	12,879.58
Highgrove FA Contract	0.00	165.00	(165.00)	887.74	660.00	227.74	1,980.00	1,092.26
Highgrove FA Electric	0.00	150.00	(150.00)	700.30	600.00	100.30	1,800.00	1,099.70
Highgrove FA Inspections	0.00	0.00	0.00	0.00	0.00	0.00	1,010.00	1,010.00
Highgrove FA Phone	930.96	467.00	463.96	1,981.92	1,864.00	117.92	5,590.00	3,608.08
Highgrove Landscape	810.00	810.00	0.00	3,240.00	3,240.00	0.00	9,720.00	6,480.00
Highgrove Management Fee	409.00	409.00	0.00	1,638.00	1,638.00	0.00	4,915.00	3,277.00
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	50.00	(50.00)	0.00	50.00	(50.00)	250.00	250.00
Highgrove Termite Inspect	0.00	0.00	0.00	0.00	0.00	0.00	1,680.00	1,680.00
Highgrove Water & Sewer	0.00	500.00	(500.00)	620.27	2,000.00	(1,379.73)	6,000.00	5,379.73
Total Operating Expenses	3,264.96	3,751.00	(486.04)	16,393.65	17,102.00	(708.35)	50,345.00	33,951.35
Total Operating Expenses	3,264.96	3,751.00	(486.04)	16,393.65	17,102.00	(708.35)	50,345.00	33,951.35
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
TOTAL EXPENSES	3,264.96	3,751.00	(486.04)	16,393.65	17,102.00	(708.35)	72,000.00	55,606.35
NET INCOME (LOSS)	4,018.31	2,249.00	1,769.31	8,801.88	6,898.00	1,903.88		

Unexpended Budget Report

Wednesday April 30, 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
INCOME								
Income								
Annual Assessmt	19,462.00	19,680.00	(218.00)	151,763.00	162,680.00	(10,917.00)	162,680.00	10,917.00
Assessment Class III	0.00	0.00	0.00	490.00	490.00	0.00	490.00	0.00
Assessment Sub-Associat.	(750.00)	0.00	(750.00)	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
Reserve Interest	24.04	0.00	24.04	92.97	0.00	92.97	0.00	(92.97)
Total Income	18,736.04	19,680.00	(943.96)	173,270.97	184,095.00	(10,824.03)	184,095.00	10,824.03
TOTAL INCOME	18,736.04	19,680.00	(943.96)	173,270.97	184,095.00	(10,824.03)	184,095.00	10,824.03
EXPENSES								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Fences (Parks)	0.00	100.00	(100.00)	0.00	200.00	(200.00)	500.00	500.00
Greenways & Paths	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00	3,000.00
Landscape	3,218.00	3,282.00	(64.00)	12,872.00	13,128.00	(256.00)	39,384.00	26,512.00
Mulch All Areas	2,316.00	4,000.00	(1,684.00)	2,316.00	4,000.00	(1,684.00)	8,000.00	5,684.00
Parks	4,085.00	1,250.00	2,835.00	5,005.00	5,000.00	5.00	15,000.00	9,995.00
Pond Care Contract	1,200.00	1,200.00	0.00	1,200.00	1,200.00	0.00	4,800.00	3,600.00
Pond Improvements	0.00	0.00	0.00	0.00	500.00	(500.00)	2,000.00	2,000.00
Trees Common Areas	0.00	2,543.00	(2,543.00)	3,650.00	10,168.00	(6,518.00)	30,500.00	26,850.00
Walls (stone)	0.00	0.00	0.00	0.00	250.00	(250.00)	1,000.00	1,000.00
Total Maintenance Expenses	10,819.00	12,625.00	(1,806.00)	25,043.00	35,446.00	(10,403.00)	104,184.00	79,141.00
Total Maintenance Expenses	10,819.00	12,625.00	(1,806.00)	25,043.00	35,446.00	(10,403.00)	104,184.00	79,141.00
Community Watch	0.00	125.00	(125.00)	0.00	125.00	(125.00)	250.00	250.00
Electric	59.23	233.00	(173.77)	883.15	933.00	(49.85)	2,800.00	1,916.85
Going Green	0.00	0.00	0.00	0.00	50.00	(50.00)	500.00	500.00
Management Fee	1,540.00	1,540.00	0.00	6,158.00	6,158.00	0.00	18,470.00	12,312.00
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	0.00	0.00	100.00	90.00	10.00	90.00	(10.00)
NC Symphony Donation	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
Police Substation	0.00	0.00	0.00	5,000.00	5,000.00	0.00	5,000.00	0.00

Unexpended Budget Report

Wednesday April 30, 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
EXPENSES (Continued)								
Expenses (Continued)								
Storm Water Charge	0.00	0.00	0.00	0.00	0.00	0.00	1,050.00	1,050.00
SV Charity Events	0.00	0.00	0.00	0.00	0.00	0.00	700.00	700.00
Trash Cans (Wkly Service)	800.00	200.00	600.00	1,000.00	800.00	200.00	2,400.00	1,400.00
Water & Sewer Common Area	47.08	200.00	(152.92)	307.74	400.00	(92.26)	4,000.00	3,692.26
Welcome Committee	0.00	0.00	0.00	0.00	250.00	(250.00)	500.00	500.00
Total Operating Expenses	13,265.31	14,923.00	(1,657.69)	48,491.89	59,252.00	(10,760.11)	152,444.00	103,952.11
SVHOA Administration								
Admin Misc. & Bank Fees	79.62	90.00	(10.38)	450.62	361.00	89.62	1,081.00	630.38
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00	4,000.00
Legal	0.00	250.00	(250.00)	85.00	1,000.00	(915.00)	3,000.00	2,915.00
Management Contract Fee	1,540.00	1,540.00	0.00	6,158.00	6,158.00	0.00	18,470.00	12,312.00
Printing & Postage	0.00	250.00	(250.00)	770.80	1,025.00	(254.20)	2,500.00	1,729.20
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	425.00	667.00	(242.00)	2,000.00	1,575.00
Total SVHOA Administration	1,789.62	2,296.00	(506.38)	8,509.42	9,811.00	(1,301.58)	31,651.00	23,141.58
TOTAL EXPENSES	15,054.93	17,219.00	(2,164.07)	57,001.31	69,063.00	(12,061.69)	184,095.00	127,093.69
NET INCOME (LOSS)	3,681.11	2,461.00	1,220.11	116,269.66	115,032.00	1,237.66		

Unexpended Budget Report

Wednesday April 30, 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
INCOME								
Income								
TH I Reserves Interest	7.27	0.00	7.27	28.22	0.00	28.22	0.00	(28.22)
Townhome I Dues	1,640.00	1,760.00	(120.00)	7,910.00	7,040.00	870.00	21,120.00	13,210.00
Townhome I Late Fees	0.00	0.00	0.00	20.00	0.00	20.00	0.00	(20.00)
Total Income	1,647.27	1,760.00	(112.73)	7,958.22	7,040.00	918.22	21,120.00	13,161.78
TOTAL INCOME	1,647.27	1,760.00	(112.73)	7,958.22	7,040.00	918.22	21,120.00	13,161.78
EXPENSES								
Expenses								
Operating Expenses								
TH I Building Exterior	0.00	400.00	(400.00)	0.00	1,600.00	(1,600.00)	4,800.00	4,800.00
TH I Gutter Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	400.00	400.00
TH I Landscape	352.00	352.00	0.00	1,408.00	1,408.00	0.00	4,224.00	2,816.00
TH I Management	137.00	137.00	0.00	546.00	546.00	0.00	1,639.00	1,093.00
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	240.00	0.00	240.00	0.00	(240.00)
TH I Printing & Postage	0.00	15.00	(15.00)	0.00	15.00	(15.00)	140.00	140.00
TH I Termite Inspection	0.00	0.00	0.00	0.00	0.00	0.00	560.00	560.00
Total Operating Expenses	489.00	904.00	(415.00)	3,394.00	4,769.00	(1,375.00)	12,963.00	9,569.00
Total Operating Expenses	489.00	904.00	(415.00)	3,394.00	4,769.00	(1,375.00)	12,963.00	9,569.00
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
TOTAL EXPENSES	489.00	904.00	(415.00)	3,394.00	4,769.00	(1,375.00)	21,120.00	17,726.00
NET INCOME (LOSS)	1,158.27	856.00	302.27	4,564.22	2,271.00	2,293.22		

Unexpended Budget Report

Wednesday April 30, 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
INCOME								
Income								
TH II Late Fees	20.00	0.00	20.00	20.00	0.00	20.00	0.00	(20.00)
TH II Reserves Interest	52.64	0.00	52.64	225.36	0.00	225.36	0.00	(225.36)
Townhome II Monthly Dues	5,292.76	4,400.00	892.76	17,677.96	17,600.00	77.96	52,800.00	35,122.04
Total Income	5,365.40	4,400.00	965.40	17,923.32	17,600.00	323.32	52,800.00	34,876.68
TOTAL INCOME	5,365.40	4,400.00	965.40	17,923.32	17,600.00	323.32	52,800.00	34,876.68
EXPENSES								
Expenses								
Operating Expenses								
TH II Building Exterior	0.00	1,375.00	(1,375.00)	0.00	5,500.00	(5,500.00)	16,500.00	16,500.00
TH II Lansdscape	900.00	900.00	0.00	3,600.00	3,600.00	0.00	10,800.00	7,200.00
TH II Lndspe Non-Contract	0.00	0.00	0.00	104.00	0.00	104.00	0.00	(104.00)
TH II Management	470.00	470.00	0.00	1,878.00	1,878.00	0.00	5,633.00	3,755.00
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	50.00	(50.00)	0.00	50.00	(50.00)	300.00	300.00
TH II Termite Inspection	0.00	0.00	0.00	0.00	0.00	0.00	1,925.00	1,925.00
Total Operating Expenses	1,370.00	2,795.00	(1,425.00)	10,382.00	15,828.00	(5,446.00)	39,958.00	29,576.00
Total Operating Expenses	1,370.00	2,795.00	(1,425.00)	10,382.00	15,828.00	(5,446.00)	39,958.00	29,576.00
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
TOTAL EXPENSES	1,370.00	2,795.00	(1,425.00)	10,382.00	15,828.00	(5,446.00)	52,800.00	42,418.00
NET INCOME (LOSS)	3,995.40	1,605.00	2,390.40	7,541.32	1,772.00	5,769.32		

Unexpended Budget Report

Wednesday April 30, 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
INCOME								
Income								
Westend Reserves Interest	1.70	0.00	1.70	(30.18)	0.00	(30.18)	0.00	30.18
Westend Townhomes	4,245.00	2,970.00	1,275.00	12,160.00	11,880.00	280.00	35,640.00	23,480.00
Total Income	4,246.70	2,970.00	1,276.70	12,129.82	11,880.00	249.82	35,640.00	23,510.18
TOTAL INCOME	4,246.70	2,970.00	1,276.70	12,129.82	11,880.00	249.82	35,640.00	23,510.18
EXPENSES								
Expenses								
Operating Expenses								
Westend Building Exterior	464.00	550.00	(86.00)	564.50	2,200.00	(1,635.50)	6,600.00	6,035.50
Westend FA Contract	0.00	84.00	(84.00)	455.52	334.00	121.52	1,000.00	544.48
Westend FA Electric	59.21	93.00	(33.79)	528.82	368.00	160.82	1,100.00	571.18
Westend FA Inspections	0.00	0.00	0.00	0.00	0.00	0.00	510.00	510.00
Westend FA Phone	0.00	234.00	(234.00)	815.82	934.00	(118.18)	2,800.00	1,984.18
Westend Landscape	440.00	440.00	0.00	1,760.00	1,760.00	0.00	5,280.00	3,520.00
Westend Management	188.00	188.00	0.00	750.00	750.00	0.00	2,253.00	1,503.00
Westend Mulch	0.00	0.00	0.00	1,600.00	1,600.00	0.00	1,600.00	0.00
Westend Termite Inspect	0.00	0.00	0.00	0.00	0.00	0.00	770.00	770.00
Westnd Printing & Postage	0.00	50.00	(50.00)	0.00	50.00	(50.00)	150.00	150.00
Total Operating Expenses	1,151.21	1,639.00	(487.79)	6,474.66	7,996.00	(1,521.34)	22,063.00	15,588.34
Total Operating Expenses	1,151.21	1,639.00	(487.79)	6,474.66	7,996.00	(1,521.34)	22,063.00	15,588.34
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
TOTAL EXPENSES	1,151.21	1,639.00	(487.79)	6,474.66	7,996.00	(1,521.34)	35,640.00	29,165.34
NET INCOME (LOSS)	3,095.49	1,331.00	1,764.49	5,655.16	3,884.00	1,771.16		