

Balance Sheet

Friday December 31, 2010

Annual Alley Dues

Cash Accounting Year Starts January 1, 2010

ASSETS

Current Assets

Alley Reserves Bank Acc.	\$92,370.24	
SVHOA Operating Account	\$142.00	
Total Current Assets		\$92,512.24

TOTAL ASSETS		<u>\$92,512.24</u>
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EQUITY

Alley Reserve Account

Alley Reserves	\$91,576.98	
Alley Reserves Interest	\$793.26	
Total Alley Reserve Account		\$92,370.24

Current Year Earnings	\$44.00	
Retained Earnings	\$98.00	

TOTAL EQUITY		<u>\$92,512.24</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$92,512.24</u>
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Balance Sheet

Friday December 31, 2010

Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2010

ASSETS

Current Assets

SVHOA Operating Account

\$919.88

Total Current Assets

\$919.88

TOTAL ASSETS

\$919.88

EQUITY

Current Year Earnings

\$325.12

Retained Earnings

\$594.76

TOTAL EQUITY

\$919.88

TOTAL LIABILITIES AND EQUITY

\$919.88

Balance Sheet

Friday December 31, 2010

Highgrove Townhomes

Cash Accounting Year Starts January 1, 2010

ASSETS

Current Assets

HG TH Reserves Bank Acc.	\$46,124.06	
Highgrove TH Reserves CD	\$105,710.48	
SVHOA Operating Account	\$6,136.75	
Total Current Assets		\$157,971.29

TOTAL ASSETS		<u>\$157,971.29</u>
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EQUITY

Highgrove TH Reserve Acc.		
HG Reserve Interest	\$2,372.65	
Highgrove TH Reserves	\$149,461.89	
Total Highgrove TH Reserve Acc.		\$151,834.54
Current Year Earnings	\$5,338.19	
Retained Earnings	\$798.56	

TOTAL EQUITY		<u>\$157,971.29</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$157,971.29</u>
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Balance Sheet

Friday December 31, 2010

Southern Village HOA

Cash Accounting Year Starts January 1, 2010

ASSETS

General Reserves Account		
General Reserves Bank Acc	\$122,272.37	
Total General Reserves Account		\$122,272.37
Current Assets		
SVHOA Operating Account	\$31,822.01	
Total Current Assets		\$31,822.01
TOTAL ASSETS		<u>\$154,094.38</u>

LIABILITIES

Open Credits	\$0.01	
TOTAL LIABILITIES		<u>\$0.01</u>

EQUITY

Current Assets		
General Reserves Account		
General Reserves	\$121,022.05	
Reserve Interest	<u>\$1,250.32</u>	
Total General Reserves Account	\$122,272.37	
Total Current Assets		\$122,272.37
Current Year Earnings	\$28,373.89	
Retained Earnings	\$3,448.11	
TOTAL EQUITY		<u>\$154,094.37</u>
TOTAL LIABILITIES AND EQUITY		<u>\$154,094.38</u>

Balance Sheet

Friday December 31, 2010

Townhome I

Cash Accounting Year Starts January 1, 2010

ASSETS

Current Assets

SVHOA Operating Account	\$5,305.58	
TH I Reserve Bank Account	\$54,605.06	
Total Current Assets		\$59,910.64

TOTAL ASSETS		<u>\$59,910.64</u>
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EQUITY

Current Year Earnings	\$1,323.12	
Retained Earnings	\$3,982.46	
TH I Reserve Account		
TH I Reserves	\$54,045.31	
TH I Reserves Interest	\$559.75	
Total TH I Reserve Account		\$54,605.06

TOTAL EQUITY		<u>\$59,910.64</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$59,910.64</u>
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Balance Sheet

Friday December 31, 2010

Townhome II

Cash Accounting Year Starts January 1, 2010

ASSETS

Current Assets

SVHOA Operating Account	\$12,185.21	
TH II Reserve Bank Acc.	\$112,110.29	
Townhome II Reserves CD	\$105,710.48	
Total Current Assets		\$230,005.98

TOTAL ASSETS		<u>\$230,005.98</u>
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EQUITY

Current Year Earnings	\$4,224.70	
Retained Earnings	\$7,960.51	
TH II Reserve Account		
TH II Reserves	\$214,976.62	
TH II Reserves Interest	\$2,844.15	
Total TH II Reserve Account		\$217,820.77

TOTAL EQUITY		<u>\$230,005.98</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$230,005.98</u>
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Balance Sheet

Friday December 31, 2010

Westend Townhomes

Cash Accounting Year Starts January 1, 2010

ASSETS

Current Assets

SVHOA Operating Account	\$6,846.36	
Westend ReserveBK Account	\$38,295.60	
Total Current Assets		\$45,141.96

TOTAL ASSETS		<u>\$45,141.96</u>
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EQUITY

Current Year Earnings	\$5,086.55	
Retained Earnings	\$1,759.81	
Westend Reserve Account		
Westend Reserves	\$37,916.02	
Westend Reserves Interest	\$379.58	
Total Westend Reserve Account		\$38,295.60

TOTAL EQUITY		<u>\$45,141.96</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$45,141.96</u>
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Unexpended Budget Report

Friday December 31, 2010

Alley Reserves 2010 Budget

Annual Alley Dues Cash Accounting Year Starts January 1, 2010

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Alley Reserves Interest	66.64	0.00	66.64	793.26	0.00	793.26	0.00	(793.26)
Annual Alley Dues	0.00	0.00	0.00	24,039.00	23,688.00	351.00	23,688.00	(351.00)
Total Income	66.64	0.00	66.64	24,832.26	23,688.00	1,144.26	23,688.00	(1,144.26)
TOTAL INCOME	66.64	0.00	66.64	24,832.26	23,688.00	1,144.26	23,688.00	(1,144.26)
EXPENSES								
Expenses								
Operating Expenses								
Alley Interest Tax	0.00	0.00	0.00	278.00	0.00	278.00	0.00	(278.00)
Total Operating Expenses	0.00	0.00	0.00	278.00	0.00	278.00	0.00	(278.00)
Total Operating Expenses	0.00	0.00	0.00	278.00	0.00	278.00	0.00	(278.00)
Reserves: Capital Expndit								
Transfer to Alley Reserve	0.00	0.00	0.00	23,717.00	23,688.00	29.00	23,688.00	(29.00)
Total Reserves: Capital Expndit	0.00	0.00	0.00	23,717.00	23,688.00	29.00	23,688.00	(29.00)
TOTAL EXPENSES	0.00	0.00	0.00	23,995.00	23,688.00	307.00	23,688.00	(307.00)
NET INCOME (LOSS)	66.64		66.64	837.26		837.26		

Unexpended Budget Report

Friday December 31, 2010

Courtyard 2010 Budget

Courtyard Annual Dues Cash Accounting Year Starts January 1, 2010

	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	6,300.00	6,300.00	0.00	6,300.00	0.00
Total Income	0.00	0.00	0.00	6,300.00	6,300.00	0.00	6,300.00	0.00
TOTAL INCOME	0.00	0.00	0.00	6,300.00	6,300.00	0.00	6,300.00	0.00
EXPENSES								
Expenses								
Operating Expenses								
Courtyard Landscape	408.74	408.75	(0.01)	4,904.88	4,905.00	(0.12)	4,905.00	0.12
Courtyard Managment Fee	91.00	91.00	0.00	1,070.00	1,070.00	0.00	1,070.00	0.00
Courtyard Mulch	0.00	0.00	0.00	0.00	325.00	(325.00)	325.00	325.00
Total Operating Expenses	499.74	499.75	(0.01)	5,974.88	6,300.00	(325.12)	6,300.00	325.12
Total Operating Expenses	499.74	499.75	(0.01)	5,974.88	6,300.00	(325.12)	6,300.00	325.12
TOTAL EXPENSES	499.74	499.75	(0.01)	5,974.88	6,300.00	(325.12)	6,300.00	325.12
NET INCOME (LOSS)	(499.74)	(499.75)	0.01	325.12		325.12		

Unexpended Budget Report

Friday December 31, 2010

Highgrove Townhomes 2010 Budget

Highgrove Townhomes Cash Accounting Year Starts January 1, 2010

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
HG Reserve Interest	183.90	0.00	183.90	2,372.65	0.00	2,372.65	0.00	(2,372.65)
Highgrove Monthly Dues	4,820.99	4,625.00	195.99	55,108.75	55,500.00	(391.25)	55,500.00	391.25
Highgrove TH Late Fees	0.00	0.00	0.00	40.00	0.00	40.00	0.00	(40.00)
Total Income	5,004.89	4,625.00	379.89	57,521.40	55,500.00	2,021.40	55,500.00	(2,021.40)
TOTAL INCOME	5,004.89	4,625.00	379.89	57,521.40	55,500.00	2,021.40	55,500.00	(2,021.40)
EXPENSES								
Expenses								
Operating Expenses								
HG Legal Expenses	0.00	0.00	0.00	163.50	0.00	163.50	0.00	(163.50)
Highgrove Build Exterior	125.00	400.00	(275.00)	3,807.48	4,800.00	(992.52)	4,800.00	992.52
Highgrove FA Contract	0.00	0.00	0.00	2,400.86	2,300.00	100.86	2,300.00	(100.86)
Highgrove FA Electric	97.29	133.00	(35.71)	1,501.52	1,600.00	(98.48)	1,600.00	98.48
Highgrove FA Phone	333.58	400.00	(66.42)	5,945.13	4,500.00	1,445.13	4,500.00	(1,445.13)
Highgrove Landscape	817.00	817.00	0.00	9,804.00	9,804.00	0.00	9,804.00	0.00
Highgrove Management Fee	327.00	327.00	0.00	3,902.00	3,902.00	0.00	3,902.00	0.00
Highgrove Mulch	0.00	0.00	0.00	2,664.00	1,000.00	1,664.00	1,000.00	(1,664.00)
Highgrove Painting	0.00	0.00	0.00	19,382.84	0.00	19,382.84	0.00	(19,382.84)
Highgrove Print & Postage	79.20	100.00	(20.80)	104.20	200.00	(95.80)	200.00	95.80
Highgrove Tax	0.00	0.00	0.00	977.00	1,059.00	(82.00)	1,059.00	82.00
Highgrove Termite Inspect	0.00	0.00	0.00	1,728.00	1,800.00	(72.00)	1,800.00	72.00
Highgrove Water & Sewer	642.70	50.00	592.70	6,097.03	3,200.00	2,897.03	3,200.00	(2,897.03)
Total Operating Expenses	2,421.77	2,227.00	194.77	58,477.56	34,165.00	24,312.56	34,165.00	(24,312.56)
Total Operating Expenses	2,421.77	2,227.00	194.77	58,477.56	34,165.00	24,312.56	34,165.00	(24,312.56)
Reserves: Capital Expndit								
HG Transfer from Reserves	0.00	0.00	0.00	(14,000.00)	0.00	(14,000.00)	0.00	14,000.00
Highgrove Reserve Transfr	0.00	5,334.00	(5,334.00)	5,333.00	21,335.00	(16,002.00)	21,335.00	16,002.00
Total Reserves: Capital Expndit	0.00	5,334.00	(5,334.00)	(8,667.00)	21,335.00	(30,002.00)	21,335.00	30,002.00
TOTAL EXPENSES	2,421.77	7,561.00	(5,139.23)	49,810.56	55,500.00	(5,689.44)	55,500.00	5,689.44

Unexpended Budget Report

Friday December 31, 2010

NET INCOME (LOSS)	<u>2,583.12</u>	<u>(2,936.00)</u>	<u>5,519.12</u>	<u>7,710.84</u>	<u>7,710.84</u>
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Unexpended Budget Report

Friday December 31, 2010

2010 SVHOA Budget

Southern Village HOA Cash Accounting Year Starts January 1, 2010

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Annual Assessmt	0.00	0.00	0.00	149,584.00	149,850.00	(266.00)	149,850.00	266.00
Assessment Class III	0.00	0.00	0.00	450.00	450.00	0.00	450.00	0.00
Assessment Sub-Associat.	0.00	0.00	0.00	19,671.00	18,170.00	1,501.00	18,170.00	(1,501.00)
Assessment SV Apartments	0.00	0.00	0.00	3,674.00	3,674.00	0.00	3,674.00	0.00
Late Fee Income	0.00	0.00	0.00	1,280.00	0.00	1,280.00	0.00	(1,280.00)
Other income	0.00	0.00	0.00	570.00	0.00	570.00	0.00	(570.00)
Reserve Interest	88.21	0.00	88.21	1,250.32	0.00	1,250.32	0.00	(1,250.32)
Total Income	88.21	0.00	88.21	176,479.32	172,144.00	4,335.32	172,144.00	(4,335.32)
TOTAL INCOME								
	88.21	0.00	88.21	176,479.32	172,144.00	4,335.32	172,144.00	(4,335.32)
EXPENSES								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Fences (Parks)	0.00	0.00	0.00	0.00	1,200.00	(1,200.00)	1,200.00	1,200.00
Greenways Paths & Trees	3,300.00	3,300.00	0.00	3,988.20	4,000.00	(11.80)	4,000.00	11.80
Landscape	3,031.00	3,166.00	(135.00)	36,372.00	38,000.00	(1,628.00)	38,000.00	1,628.00
Mulch All Areas	0.00	0.00	0.00	2,296.50	4,500.00	(2,203.50)	4,500.00	2,203.50
Parks	0.00	416.00	(416.00)	5,330.64	5,000.00	330.64	5,000.00	(330.64)
Pond Care Contract	1,200.00	1,200.00	0.00	4,800.00	4,800.00	0.00	4,800.00	0.00
Pond Improvements	500.00	500.00	0.00	595.00	3,000.00	(2,405.00)	3,000.00	2,405.00
Trees (St. Care Contract)	0.00	0.00	0.00	9,490.00	8,000.00	1,490.00	8,000.00	(1,490.00)
Walls (stone)	0.00	0.00	0.00	0.00	2,000.00	(2,000.00)	2,000.00	2,000.00
Total Maintenance Expenses	8,031.00	8,582.00	(551.00)	62,872.34	70,500.00	(7,627.66)	70,500.00	7,627.66
Total Maintenance Expenses	8,031.00	8,582.00	(551.00)	62,872.34	70,500.00	(7,627.66)	70,500.00	7,627.66
Community Watch	0.00	0.00	0.00	477.83	1,000.00	(522.17)	1,000.00	522.17
Electric	292.12	250.00	42.12	2,402.62	3,000.00	(597.38)	3,000.00	597.38
Going Green	0.00	0.00	0.00	105.00	1,000.00	(895.00)	1,000.00	895.00
Management Fee	1,575.00	1,575.00	0.00	18,900.00	18,900.00	0.00	18,900.00	0.00
Market Street Events	0.00	0.00	0.00	13,673.00	12,212.00	1,461.00	12,212.00	(1,461.00)
Misc.	21.96	60.00	(38.04)	182.23	725.00	(542.77)	725.00	542.77
Police Substation	0.00	0.00	0.00	5,000.00	5,000.00	0.00	5,000.00	0.00

Unexpended Budget Report

Friday December 31, 2010

2010 SVHOA Budget (Continued)

Southern Village HOA Cash Accounting Year Starts January 1, 2010

	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	858.00	1,500.00	(642.00)	1,500.00	642.00
SV Charity Events	0.00	25.00	(25.00)	500.00	700.00	(200.00)	700.00	200.00
Water & Sewer Common Area	721.37	200.00	521.37	4,719.47	4,200.00	519.47	4,200.00	(519.47)
Total Operating Expenses	10,641.45	10,692.00	(50.55)	109,690.49	118,737.00	(9,046.51)	118,737.00	9,046.51
SVHOA Administration								
Administration - Misc.	0.00	33.00	(33.00)	200.00	400.00	(200.00)	400.00	200.00
CAI Membership	0.00	0.00	0.00	439.00	500.00	(61.00)	500.00	61.00
Insurance	0.00	0.00	0.00	3,394.00	4,000.00	(606.00)	4,000.00	606.00
Legal	0.00	400.00	(400.00)	423.00	2,000.00	(1,577.00)	2,000.00	1,577.00
Management Contract Fee	1,575.00	1,575.00	0.00	18,900.00	18,900.00	0.00	18,900.00	0.00
Printing & Postage	453.90	500.00	(46.10)	1,636.98	3,500.00	(1,863.02)	3,500.00	1,863.02
Tax Return Preparation	0.00	0.00	0.00	300.00	500.00	(200.00)	500.00	200.00
Taxes	0.00	0.00	0.00	529.00	1,000.00	(471.00)	1,000.00	471.00
Website	0.00	0.00	0.00	430.00	2,000.00	(1,570.00)	2,000.00	1,570.00
Total SVHOA Administration	2,028.90	2,508.00	(479.10)	26,251.98	32,800.00	(6,548.02)	32,800.00	6,548.02
Reserves: Capital Expndit								
Greenways & Paths	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
Landscaping (Arlen Park)	0.00	0.00	0.00	4,998.25	6,000.00	(1,001.75)	6,000.00	1,001.75
Lighting (Solar Powered)	0.00	0.00	0.00	2,225.00	7,000.00	(4,775.00)	7,000.00	4,775.00
Soccer Goals (Central Pk)	0.00	0.00	0.00	0.00	1,500.00	(1,500.00)	1,500.00	1,500.00
Trash Cans (Wkly Service)	300.00	300.00	0.00	2,489.39	4,100.00	(1,610.61)	4,100.00	1,610.61
Trees (Common Areas)	0.00	250.00	(250.00)	1,200.00	3,000.00	(1,800.00)	3,000.00	1,800.00
Total Reserves: Capital Expndit	300.00	550.00	(250.00)	10,912.64	22,600.00	(11,687.36)	22,600.00	11,687.36
TOTAL EXPENSES	12,970.35	13,750.00	(779.65)	146,855.11	174,137.00	(27,281.89)	174,137.00	27,281.89
NET INCOME (LOSS)	(12,882.14)	(13,750.00)	867.86	29,624.21	(1,993.00)	31,617.21		

Unexpended Budget Report

Friday December 31, 2010

Townhome I 2010 Budget

Townhome I Cash Accounting Year Starts January 1, 2010

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
TH I Reserves Interest	39.39	0.00	39.39	559.75	0.00	559.75	0.00	(559.75)
Townhome I Dues	1,530.00	1,840.00	(310.00)	21,390.00	22,080.00	(690.00)	22,080.00	690.00
Townhome I Late Fees	60.00	0.00	60.00	140.00	0.00	140.00	0.00	(140.00)
Total Income	1,629.39	1,840.00	(210.61)	22,089.75	22,080.00	9.75	22,080.00	(9.75)
TOTAL INCOME	1,629.39	1,840.00	(210.61)	22,089.75	22,080.00	9.75	22,080.00	(9.75)
EXPENSES								
Expenses								
Operating Expenses								
TH I Building Exterior	0.00	133.00	(133.00)	2,820.00	1,600.00	1,220.00	1,600.00	(1,220.00)
TH I Gutter Cleaning	0.00	0.00	0.00	320.00	400.00	(80.00)	400.00	80.00
TH I Landscape	508.74	508.75	(0.01)	6,104.88	6,105.00	(0.12)	6,105.00	0.12
TH I Management	113.00	113.00	0.00	1,301.00	1,301.00	0.00	1,301.00	0.00
TH I Mulch	0.00	0.00	0.00	1,110.00	900.00	210.00	900.00	(210.00)
TH I Painting	0.00	0.00	0.00	5,000.00	0.00	5,000.00	0.00	(5,000.00)
TH I Printing & Postage	22.00	25.00	(3.00)	22.00	100.00	(78.00)	100.00	78.00
TH I Tax	0.00	0.00	0.00	227.00	170.00	57.00	170.00	(57.00)
TH I Termite Inspection	0.00	0.00	0.00	576.00	600.00	(24.00)	600.00	24.00
Total Operating Expenses	643.74	779.75	(136.01)	17,480.88	11,176.00	6,304.88	11,176.00	(6,304.88)
Total Operating Expenses	643.74	779.75	(136.01)	17,480.88	11,176.00	6,304.88	11,176.00	(6,304.88)
TH I Reserve Account								
TH I Reserve Transfer	0.00	2,726.00	(2,726.00)	2,726.00	10,904.00	(8,178.00)	10,904.00	8,178.00
Total TH I Reserve Account	0.00	2,726.00	(2,726.00)	2,726.00	10,904.00	(8,178.00)	10,904.00	8,178.00
TOTAL EXPENSES	643.74	3,505.75	(2,862.01)	20,206.88	22,080.00	(1,873.12)	22,080.00	1,873.12
NET INCOME (LOSS)	985.65	(1,665.75)	2,651.40	1,882.87		1,882.87		

Unexpended Budget Report

Friday December 31, 2010

Townhome II 2010 Budget

Townhome II Cash Accounting Year Starts January 1, 2010

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
TH II Late Fees	40.00	0.00	40.00	40.00	0.00	40.00	0.00	(40.00)
TH II Reserves Interest	231.83	0.00	231.83	2,844.15	0.00	2,844.15	0.00	(2,844.15)
Townhome II Monthly Dues	4,620.80	5,008.00	(387.20)	58,370.00	60,090.00	(1,720.00)	60,090.00	1,720.00
Total Income	4,892.63	5,008.00	(115.37)	61,254.15	60,090.00	1,164.15	60,090.00	(1,164.15)
TOTAL INCOME	4,892.63	5,008.00	(115.37)	61,254.15	60,090.00	1,164.15	60,090.00	(1,164.15)
EXPENSES								
Expenses								
Operating Expenses								
TH II Building Exterior	0.00	583.00	(583.00)	2,933.00	7,000.00	(4,067.00)	7,000.00	4,067.00
TH II Lansdscape	917.00	917.00	0.00	11,004.00	11,004.00	0.00	11,004.00	0.00
TH II Legal Expenses	75.00	0.00	75.00	313.50	0.00	313.50	0.00	(313.50)
TH II Management	379.00	379.00	0.00	4,471.00	4,471.00	0.00	4,471.00	0.00
TH II Mulch	0.00	0.00	0.00	4,033.00	4,100.00	(67.00)	4,100.00	67.00
TH II Painting	0.00	0.00	0.00	20,574.40	0.00	20,574.40	0.00	(20,574.40)
TH II Printing & Postage	114.40	116.00	(1.60)	114.40	232.00	(117.60)	232.00	117.60
TH II Tax	0.00	0.00	0.00	1,260.00	1,274.00	(14.00)	1,274.00	14.00
TH II Termite Inspection	0.00	0.00	0.00	1,980.00	2,000.00	(20.00)	2,000.00	20.00
Total Operating Expenses	1,485.40	1,995.00	(509.60)	46,683.30	30,081.00	16,602.30	30,081.00	(16,602.30)
Total Operating Expenses	1,485.40	1,995.00	(509.60)	46,683.30	30,081.00	16,602.30	30,081.00	(16,602.30)
Reserves: Capital Expndit								
TH II Tranfer to Reserves	0.00	7,503.00	(7,503.00)	7,502.00	30,009.00	(22,507.00)	30,009.00	22,507.00
Total Reserves: Capital Expndit	0.00	7,503.00	(7,503.00)	7,502.00	30,009.00	(22,507.00)	30,009.00	22,507.00
TOTAL EXPENSES	1,485.40	9,498.00	(8,012.60)	54,185.30	60,090.00	(5,904.70)	60,090.00	5,904.70
NET INCOME (LOSS)	3,407.23	(4,490.00)	7,897.23	7,068.85		7,068.85		

Unexpended Budget Report

Friday December 31, 2010

Westend Townhomes 2010 Budget

Westend Townhomes Cash Accounting Year Starts January 1, 2010

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Westend Late Fees	0.00	0.00	0.00	20.00	0.00	20.00	0.00	(20.00)
Westend Reserves Interest	27.63	0.00	27.63	379.58	0.00	379.58	0.00	(379.58)
Westend Townhomes	2,404.70	2,645.00	(240.30)	31,754.00	31,740.00	14.00	31,740.00	(14.00)
Total Income	2,432.33	2,645.00	(212.67)	32,153.58	31,740.00	413.58	31,740.00	(413.58)
TOTAL INCOME	2,432.33	2,645.00	(212.67)	32,153.58	31,740.00	413.58	31,740.00	(413.58)
EXPENSES								
Expenses								
Operating Expenses								
Westend Building Exterior	80.00	183.00	(103.00)	945.66	2,200.00	(1,254.34)	2,200.00	1,254.34
Westend FA Contract	0.00	250.00	(250.00)	2,921.17	3,000.00	(78.83)	3,000.00	78.83
Westend FA Electric	105.42	91.00	14.42	865.49	1,100.00	(234.51)	1,100.00	234.51
Westend FA Phone	323.39	208.00	115.39	2,769.73	2,500.00	269.73	2,500.00	(269.73)
Westend Landscape	600.52	600.52	0.00	7,206.24	7,206.24	0.00	7,206.24	0.00
Westend Management	149.00	149.00	0.00	1,788.00	1,788.00	0.00	1,788.00	0.00
Westend Mulch	0.00	0.00	0.00	1,110.00	2,100.00	(990.00)	2,100.00	990.00
Westend Painting	0.00	0.00	0.00	5,413.76	0.00	5,413.76	0.00	(5,413.76)
Westend Tax	0.00	0.00	0.00	137.00	103.00	34.00	103.00	(34.00)
Westend Termite Inspect	0.00	0.00	0.00	792.00	800.00	(8.00)	800.00	8.00
Westnd Printing & Postage	26.40	50.00	(23.60)	26.40	100.00	(73.60)	100.00	73.60
Total Operating Expenses	1,284.73	1,531.52	(246.79)	23,975.45	20,897.24	3,078.21	20,897.24	(3,078.21)
Total Operating Expenses	1,284.73	1,531.52	(246.79)	23,975.45	20,897.24	3,078.21	20,897.24	(3,078.21)
Reserves: Capital Expndit								
Westend Reserve Transfer	0.00	2,712.00	(2,712.00)	2,712.00	10,847.00	(8,135.00)	10,847.00	8,135.00
Total Reserves: Capital Expndit	0.00	2,712.00	(2,712.00)	2,712.00	10,847.00	(8,135.00)	10,847.00	8,135.00
TOTAL EXPENSES	1,284.73	4,243.52	(2,958.79)	26,687.45	31,744.24	(5,056.79)	31,744.24	5,056.79
NET INCOME (LOSS)	1,147.60	(1,598.52)	2,746.12	5,466.13	(4.24)	5,470.37		