Unexpended Budget Report

Tuesday May 31, 2011

Alley Reserves 2011 Budget

Annual Alley Dues Cash Accounting Year Starts January 1, 2011

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Alley Reserves Interest	66.87	0.00	66.87	325.27	0.00	325.27	0.00	(325.27)
Annual Alley Dues	704.00	0.00	704.00	25,606.00	27,264.00	(1,658.00)	27,264.00	1,658.00
Total Income	770.87	0.00	770.87	25,931.27	27,264.00	(1,332.73)	27,264.00	1,332.73
TOTAL INCOME	770.87	0.00	770.87	25,931.27	27,264.00	(1,332.73)	27,264.00	1,332.73
EXPENSES								
Expenses								
Operating Expenses								
Alley Taxes	0.00	0.00	0.00	0.00	300.00	(300.00)	300.00	300.00
Sealer Coat	0.00	0.00	0.00	0.00	0.00	0.00	24,000.00	24,000.00
Total Operating Expenses	0.00	0.00	0.00	0.00	300.00	(300.00)	24,300.00	24,300.00
Total Operating Expenses	0.00	0.00	0.00	0.00	300.00	(300.00)	24,300.00	24,300.00
Reserves: Capital Expense								
Transfer to Alley Reserve	0.00	0.00	0.00	0.00	0.00	0.00	2,964.00	2,964.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	2,964.00	2,964.00
TOTAL EXPENSES	0.00	0.00	0.00	0.00	300.00	(300.00)	27,264.00	27,264.00
NET INCOME (LOSS)	770.87		770.87	25,931.27	26,964.00	(1,032.73)		

Unexpended Budget Report

Tuesday May 31, 2011

Courtyard 2011 Budget

Courtyard Annual Dues Cash Accounting Year Starts January 1, 2011

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Annual Courtyard Dues	124.98	0.00	124.98	6,708.30	7,000.00	(291.70)	7,000.00	291.70
Total Income	124.98	0.00	124.98	6,708.30	7,000.00	(291.70)	7,000.00	291.70
TOTAL INCOME	124.98	0.00	124.98	6,708.30	7,000.00	(291.70)	7,000.00	291.70
EXPENSES								
Expenses								
Operating Expenses								
Courtyard Landscape	408.74	408.75	(0.01)	2,043.70	2,043.75	(0.05)	4,905.00	2,861.30
Courtyard Managment Fee	0.00	0.00	0.00	1,016.00	1,016.00	0.00	1,016.00	0.00
Courtyard Mulch	0.00	0.00	0.00	881.25	900.00	(18.75)	900.00	18.75
Total Operating Expenses	408.74	408.75	(0.01)	3,940.95	3,959.75	(18.80)	6,821.00	2,880.05
Total Operating Expenses	408.74	408.75	(0.01)	3,940.95	3,959.75	(18.80)	6,821.00	2,880.05
TOTAL EXPENSES	408.74	408.75	(0.01)	3,940.95	3,959.75	(18.80)	6,821.00	2,880.05
NET INCOME (LOSS)	(283.76)	(408.75)	124.99	2,767.35	3,040.25	(272.90)		

Unexpended Budget Report

Tuesday May 31, 2011

Highgrove Townhomes 2011 Budget

Highgrove Townhomes Cash Accounting Year Starts January 1, 2011

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
HG Reserve Interest	141.27	0.00	141.27	741.28	0.00	741.28	0.00	(741.28)
Highgrove Monthly Dues	5,590.00	5,280.00	310.00	24,556.83	26,400.00	(1,843.17)	63,360.00	38,803.17
Highgrove TH Late Fees	60.00	0.00	60.00	60.00	0.00	60.00	0.00	(60.00)
Total Income	5,791.27	5,280.00	511.27	25,358.11	26,400.00	(1,041.89)	63,360.00	38,001.89
TOTAL INCOME	5,791.27	5,280.00	511.27	25,358.11	26,400.00	(1,041.89)	63,360.00	38,001.89
EXPENSES								
Expenses								
Operating Expenses								
Highgrove Build Exterior	190.00	800.00	(610.00)	1,020.00	4,000.00	(2,980.00)	9,600.00	8,580.00
Highgrove FA Contract	0.00	80.00	(80.00)	1,006.06	400.00	606.06	960.00	(46.06)
Highgrove FA Electric	132.26	133.00	(0.74)	886.39	667.00	219.39	1,600.00	713.61
Highgrove FA Inspections	0.00	0.00	0.00	0.00	0.00	0.00	440.00	440.00
Highgrove FA Phone	432.92	480.00	(47.08)	2,216.45	2,400.00	(183.55)	5,760.00	3,543.55
Highgrove Landscape	817.00	817.00	0.00	4,085.00	4,085.00	0.00	9,804.00	5,719.00
Highgrove Management Fee	0.00	0.00	0.00	4,459.00	4,460.00	(1.00)	4,460.00	1.00
Highgrove Mulch	0.00	0.00	0.00	975.00	1,000.00	(25.00)	1,000.00	25.00
Highgrove Print & Postage	0.00	0.00	0.00	0.00	50.00	(50.00)	200.00	200.00
Highgrove Tax	0.00	0.00	0.00	0.00	1,200.00	(1,200.00)	1,200.00	1,200.00
Highgrove Termite Inspect	0.00	0.00	0.00	0.00	0.00	0.00	1,680.00	1,680.00
Highgrove Water & Sewer	92.26	100.00	(7.74)	468.80	500.00	(31.20)	4,000.00	3,531.20
Total Operating Expenses	1,664.44	2,410.00	(745.56)	15,116.70	18,762.00	(3,645.30)	40,704.00	25,587.30
Total Operating Expenses	1,664.44	2,410.00	(745.56)	15,116.70	18,762.00	(3,645.30)	40,704.00	25,587.30
Reserves: Capital Expense								
Highgrove Reserve Transfr	0.00	0.00	0.00	0.00	0.00	0.00	22,656.00	22,656.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	22,656.00	22,656.00
TOTAL EXPENSES	1,664.44	2,410.00	(745.56)	15,116.70	18,762.00	(3,645.30)	63,360.00	48,243.30
NET INCOME (LOSS)	4,126.83	2,870.00	1,256.83	10,241.41	7,638.00	2,603.41		

Unexpended Budget Report

Tuesday May 31, 2011

2011 SVHOA Budget

Southern Village HOA Cash Accounting Year Starts January 1, 2011

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Annual Assessmt	2,617.00	0.00	2,617.00	125,438.00	133,200.00	(7,762.00)	133,200.00	7,762.00
Assessment Class III	0.00	0.00	0.00	400.00	400.00	0.00	400.00	0.00
Assessment Sub-Associat.	0.00	0.00	0.00	15,150.00	17,250.00	(2,100.00)	17,250.00	2,100.00
Assessment SV Apartments	0.00	0.00	0.00	3,675.00	3,675.00	0.00	3,675.00	0.00
Reserve Interest	88.52	0.00	88.52	430.57	0.00	430.57	0.00	(430.57)
Total Income	2,705.52	0.00	2,705.52	145,093.57	154,525.00	(9,431.43)	154,525.00	9,431.43
TOTAL INCOME	2,705.52	0.00	2,705.52	145,093.57	154,525.00	(9,431.43)	154,525.00	9,431.43
EXPENSES								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Fences (Parks)	0.00	0.00	0.00	0.00	250.00	(250.00)	1,000.00	1,000.00
Greenways Paths & Trees	0.00	500.00	(500.00)	160.00	1,300.00	(1,140.00)	4,000.00	3,840.00
Landscape	3,031.00	3,166.00	(135.00)	15,155.00	15,833.00	(678.00)	38,000.00	22,845.00
Mulch All Areas	0.00	0.00	0.00	2,396.50	2,500.00	(103.50)	7,500.00	5,103.50
Parks	3,149.00	416.00	2,733.00	3,224.00	2,084.00	1,140.00	5,000.00	1,776.00
Pond Care Contract	1,200.00	1,200.00	0.00	2,400.00	2,400.00	0.00	4,800.00	2,400.00
Pond Improvements	0.00	0.00	0.00	0.00	500.00	(500.00)	2,000.00	2,000.00
Trees (St. Care Contract)	0.00	0.00	0.00	3,708.00	4,000.00	(292.00)	6,000.00	2,292.00
Walls (stone)	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
Total Maintenance Expenses	7,380.00	5,282.00	2,098.00	27,043.50	28,867.00	(1,823.50)	69,300.00	42,256.50
Total Maintenance Expenses	7,380.00	5,282.00	2,098.00	27,043.50	28,867.00	(1,823.50)	69,300.00	42,256.50
Community Watch	0.00	0.00	0.00	169.85	250.00	(80.15)	1,000.00	830.15
Electric	203.95	250.00	(46.05)	961.03	1,250.00	(288.97)	3,000.00	2,038.97
Going Green	0.00	0.00	0.00	0.00	250.00	(250.00)	1,000.00	1,000.00
Management Fee	0.00	0.00	0.00	16,692.00	16,843.00	(151.00)	16,843.00	151.00
Market Street Events	0.00	0.00	0.00	8,000.00	8,000.00	0.00	8,000.00	0.00
Misc.	0.00	14.00	(14.00)	11.11	66.00	(54.89)	150.00	138.89
NC Symphony Donation	2,000.00	0.00	2,000.00	2,000.00	0.00	2,000.00	0.00	(2,000.00)
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	0.00	0.00	0.00	1,500.00	1,500.00

Unexpended Budget Report

Tuesday May 31, 2011

2011 SVHOA Budget (Continued)

Southern Village HOA Cash Accounting Year Starts January 1, 2011

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Expenses (Continued)								
SV Charity Events	0.00	0.00	0.00	0.00	0.00	0.00	700.00	700.00
Trash Cans (Wkly Service)	200.00	100.00	100.00	800.00	500.00	300.00	1,200.00	400.00
Water & Sewer Common Area	0.00	550.00	(550.00)	203.44	1,350.00	(1,146.56)	4,200.00	3,996.56
Total Operating Expenses	9,783.95	6,196.00	3,587.95	60,880.93	62,376.00	(1,495.07)	111,893.00	51,012.07
Reserves: Capital Expense								
Greenways & Paths	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
Trees (Common Areas)	0.00	0.00	0.00	1,410.00	1,500.00	(90.00)	3,000.00	1,590.00
Total Reserves: Capital Expense	0.00	0.00	0.00	1,410.00	1,500.00	(90.00)	4,000.00	2,590.00
SVHOA Administration								
Administration - Misc.	0.00	10.00	(10.00)	58.44	53.00	5.44	125.00	66.56
Audit of SVHOA Financials	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00
Bank Service Charge	0.00	0.00	0.00	5.00	0.00	5.00	0.00	(5.00)
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)	581.25	1,000.00	(418.75)	2,000.00	1,418.75
Management Contract Fee	0.00	0.00	0.00	16,692.00	16,843.00	(151.00)	16,843.00	151.00
Printing & Postage	0.00	100.00	(100.00)	0.00	100.00	(100.00)	3,500.00	3,500.00
Tax Return Preparation	0.00	0.00	0.00	540.00	400.00	140.00	400.00	(140.00)
Taxes	0.00	0.00	0.00	0.00	700.00	(700.00)	700.00	700.00
Website	0.00	50.00	(50.00)	499.00	650.00	(151.00)	1,000.00	501.00
Total SVHOA Administration	0.00	410.00	(410.00)	18,375.69	19,746.00	(1,370.31)	38,568.00	20,192.31
TOTAL EXPENSES	9,783.95	6,606.00	3,177.95	80,666.62	83,622.00	(2,955.38)	154,461.00	73,794.38
NET INCOME (LOSS)	(7,078.43)	(6,606.00)	(472.43)	64,426.95	70,903.00	(6,476.05)		

Unexpended Budget Report

Tuesday May 31, 2011

Townhome I 2011 Budget

Townhome I Cash Accounting Year Starts January 1, 2011

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
TH I Reserves Interest	39.53	0.00	39.53	192.29	0.00	192.29	0.00	(192.29)
Townhome I Dues	1,530.00	1,600.00	(70.00)	7,965.00	8,000.00	(35.00)	19,200.00	11,235.00
Total Income	1,569.53	1,600.00	(30.47)	8,157.29	8,000.00	157.29	19,200.00	11,042.71
TOTAL INCOME	1,569.53	1,600.00	(30.47)	8,157.29	8,000.00	157.29	19,200.00	11,042.71
EXPENSES								
Expenses								
Operating Expenses								
TH I Building Exterior	200.00	268.00	(68.00)	200.00	1,334.00	(1,134.00)	3,200.00	3,000.00
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)	2,543.70	2,543.75	(0.05)	6,105.00	3,561.30
TH I Management	0.00	0.00	0.00	1,487.00	1,487.00	0.00	1,487.00	0.00
TH I Mulch	0.00	0.00	0.00	1,200.00	1,200.00	0.00	1,200.00	0.00
TH I Painting	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
TH I Printing & Postage	0.00	0.00	0.00	0.00	25.00	(25.00)	100.00	100.00
TH I Taxes	0.00	0.00	0.00	0.00	250.00	(250.00)	250.00	250.00
TH I Termite Inspection	0.00	0.00	0.00	0.00	0.00	0.00	560.00	560.00
Total Operating Expenses	708.74	776.75	(68.01)	5,750.70	7,239.75	(1,489.05)	15,302.00	9,551.30
Total Operating Expenses	708.74	776.75	(68.01)	5,750.70	7,239.75	(1,489.05)	15,302.00	9,551.30
TH I Reserve Account								
TH I Reserve Transfer	0.00	0.00	0.00	0.00	0.00	0.00	3,898.00	3,898.00
Total TH I Reserve Account	0.00	0.00	0.00	0.00	0.00	0.00	3,898.00	3,898.00
TOTAL EXPENSES	708.74	776.75	(68.01)	5,750.70	7,239.75	(1,489.05)	19,200.00	13,449.30
NET INCOME (LOSS)	860.79	823.25	37.54	2,406.59	760.25	1,646.34		

Unexpended Budget Report

Tuesday May 31, 2011

Townhome II 2011 Budget

Townhome II Cash Accounting Year Starts January 1, 2011

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
TH II Reserves Interest	189.38	0.00	189.38	975.31	0.00	975.31	0.00	(975.31)
Townhome II Monthly Dues	4,329.09	4,400.00	(70.91)	21,258.90	22,000.00	(741.10)	52,800.00	31,541.10
Total Income	4,518.47	4,400.00	118.47	22,234.21	22,000.00	234.21	52,800.00	30,565.79
TOTAL INCOME	4,518.47	4,400.00	118.47	22,234.21	22,000.00	234.21	52,800.00	30,565.79
EXPENSES								
Expenses								
Operating Expenses								
TH II Building Exterior	315.00	918.00	(603.00)	425.00	4,584.00	(4,159.00)	11,000.00	10,575.00
TH II Lansdscape	917.00	917.00	0.00	4,585.00	4,585.00	0.00	11,004.00	6,419.00
TH II Management	0.00	0.00	0.00	5,110.00	5,110.00	0.00	5,110.00	0.00
TH II Mulch	0.00	0.00	0.00	4,087.50	4,100.00	(12.50)	4,100.00	12.50
TH II Printing & Postage	0.00	0.00	0.00	0.00	50.00	(50.00)	250.00	250.00
TH II Tax	0.00	0.00	0.00	0.00	1,400.00	(1,400.00)	1,400.00	1,400.00
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	1,232.00	1,835.00	(603.00)	14,207.50	19,829.00	(5,621.50)	34,789.00	20,581.50
Total Operating Expenses	1,232.00	1,835.00	(603.00)	14,207.50	19,829.00	(5,621.50)	34,789.00	20,581.50
Reserves: Capital Expense								
TH II Tranfer to Reserves	0.00	0.00	0.00	0.00	0.00	0.00	18,011.00	18,011.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	18,011.00	18,011.00
TOTAL EXPENSES	1,232.00	1,835.00	(603.00)	14,207.50	19,829.00	(5,621.50)	52,800.00	38,592.50
NET INCOME (LOSS)	3,286.47	2,565.00	721.47	8,026.71	2,171.00	5,855.71		

Unexpended Budget Report

Tuesday May 31, 2011

Westend Townhomes 2011 Budget

Westend Townhomes Cash Accounting Year Starts January 1, 2011

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Westend Reserves Interest	27.72	0.00	27.72	134.85	0.00	134.85	0.00	(134.85)
Westend Townhomes	2,090.00	2,640.00	(550.00)	12,762.20	13,200.00	(437.80)	31,680.00	18,917.80
Total Income	2,117.72	2,640.00	(522.28)	12,897.05	13,200.00	(302.95)	31,680.00	18,782.95
TOTAL INCOME	2,117.72	2,640.00	(522.28)	12,897.05	13,200.00	(302.95)	31,680.00	18,782.95
EXPENSES								
Expenses								
Operating Expenses								
Westend Building Exterior	50.00	368.00	(318.00)	50.00	1,834.00	(1,784.00)	4,400.00	4,350.00
Westend FA Contract	0.00	40.00	(40.00)	547.31	200.00	347.31	480.00	(67.31)
Westend FA Electric	72.87	91.00	(18.13)	588.01	459.00	129.01	1,100.00	511.99
Westend FA Inspections	0.00	0.00	0.00	0.00	0.00	0.00	220.00	220.00
Westend FA Phone	0.00	240.00	(240.00)	868.06	1,200.00	(331.94)	2,880.00	2,011.94
Westend Landscape	600.52	600.16	0.36	3,002.60	3,000.84	1.76	7,202.00	4,199.40
Westend Management	0.00	0.00	0.00	2,044.00	2,044.00	0.00	2,044.00	0.00
Westend Mulch	0.00	0.00	0.00	1,462.50	1,500.00	(37.50)	1,500.00	37.50
Westend Tax	0.00	0.00	0.00	0.00	150.00	(150.00)	150.00	150.00
Westend Termite Inspect	0.00	0.00	0.00	0.00	0.00	0.00	770.00	770.00
Westnd Printing & Postage	0.00	0.00	0.00	0.00	50.00	(50.00)	100.00	100.00
Total Operating Expenses	723.39	1,339.16	(615.77)	8,562.48	10,437.84	(1,875.36)	20,846.00	12,283.52
Total Operating Expenses	723.39	1,339.16	(615.77)	8,562.48	10,437.84	(1,875.36)	20,846.00	12,283.52
Reserves: Capital Expense								
Westend Reserve Transfer	0.00	0.00	0.00	0.00	0.00	0.00	10,834.00	10,834.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	10,834.00	10,834.00
TOTAL EXPENSES	723.39	1,339.16	(615.77)	8,562.48	10,437.84	(1,875.36)	31,680.00	23,117.52
NET INCOME (LOSS)	1,394.33	1,300.84	93.49	4,334.57	2,762.16	1,572.41		

Unexpended Budget Report

Tuesday May 31, 2011

Alley Reserves 2011 Budget

Annual Alley Dues Cash Accounting Year Starts January 1, 2011

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Alley Reserves Interest	66.87	0.00	66.87	325.27	0.00	325.27	0.00	(325.27)
Annual Alley Dues	704.00	0.00	704.00	25,606.00	27,264.00	(1,658.00)	27,264.00	1,658.00
Total Income	770.87	0.00	770.87	25,931.27	27,264.00	(1,332.73)	27,264.00	1,332.73
TOTAL INCOME	770.87	0.00	770.87	25,931.27	27,264.00	(1,332.73)	27,264.00	1,332.73
EXPENSES								
Expenses								
Operating Expenses								
Alley Taxes	0.00	0.00	0.00	0.00	300.00	(300.00)	300.00	300.00
Sealer Coat	0.00	0.00	0.00	0.00	0.00	0.00	24,000.00	24,000.00
Total Operating Expenses	0.00	0.00	0.00	0.00	300.00	(300.00)	24,300.00	24,300.00
Total Operating Expenses	0.00	0.00	0.00	0.00	300.00	(300.00)	24,300.00	24,300.00
Reserves: Capital Expense								
Transfer to Alley Reserve	0.00	0.00	0.00	0.00	0.00	0.00	2,964.00	2,964.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	2,964.00	2,964.00
TOTAL EXPENSES	0.00	0.00	0.00	0.00	300.00	(300.00)	27,264.00	27,264.00
NET INCOME (LOSS)	770.87		770.87	25,931.27	26,964.00	(1,032.73)		

Unexpended Budget Report

Tuesday May 31, 2011

Courtyard 2011 Budget

Courtyard Annual Dues Cash Accounting Year Starts January 1, 2011

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Annual Courtyard Dues	124.98	0.00	124.98	6,708.30	7,000.00	(291.70)	7,000.00	291.70
Total Income	124.98	0.00	124.98	6,708.30	7,000.00	(291.70)	7,000.00	291.70
TOTAL INCOME	124.98	0.00	124.98	6,708.30	7,000.00	(291.70)	7,000.00	291.70
EXPENSES								
Expenses								
Operating Expenses								
Courtyard Landscape	408.74	408.75	(0.01)	2,043.70	2,043.75	(0.05)	4,905.00	2,861.30
Courtyard Managment Fee	0.00	0.00	0.00	1,016.00	1,016.00	0.00	1,016.00	0.00
Courtyard Mulch	0.00	0.00	0.00	881.25	900.00	(18.75)	900.00	18.75
Total Operating Expenses	408.74	408.75	(0.01)	3,940.95	3,959.75	(18.80)	6,821.00	2,880.05
Total Operating Expenses	408.74	408.75	(0.01)	3,940.95	3,959.75	(18.80)	6,821.00	2,880.05
TOTAL EXPENSES	408.74	408.75	(0.01)	3,940.95	3,959.75	(18.80)	6,821.00	2,880.05
NET INCOME (LOSS)	(283.76)	(408.75)	124.99	2,767.35	3,040.25	(272.90)		

Unexpended Budget Report

Tuesday May 31, 2011

Highgrove Townhomes 2011 Budget

Highgrove Townhomes Cash Accounting Year Starts January 1, 2011

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
HG Reserve Interest	141.27	0.00	141.27	741.28	0.00	741.28	0.00	(741.28)
Highgrove Monthly Dues	5,590.00	5,280.00	310.00	24,556.83	26,400.00	(1,843.17)	63,360.00	38,803.17
Highgrove TH Late Fees	60.00	0.00	60.00	60.00	0.00	60.00	0.00	(60.00)
Total Income	5,791.27	5,280.00	511.27	25,358.11	26,400.00	(1,041.89)	63,360.00	38,001.89
TOTAL INCOME	5,791.27	5,280.00	511.27	25,358.11	26,400.00	(1,041.89)	63,360.00	38,001.89
EXPENSES								
Expenses								
Operating Expenses								
Highgrove Build Exterior	190.00	800.00	(610.00)	1,020.00	4,000.00	(2,980.00)	9,600.00	8,580.00
Highgrove FA Contract	0.00	80.00	(80.00)	1,006.06	400.00	606.06	960.00	(46.06)
Highgrove FA Electric	132.26	133.00	(0.74)	886.39	667.00	219.39	1,600.00	713.61
Highgrove FA Inspections	0.00	0.00	0.00	0.00	0.00	0.00	440.00	440.00
Highgrove FA Phone	432.92	480.00	(47.08)	2,216.45	2,400.00	(183.55)	5,760.00	3,543.55
Highgrove Landscape	817.00	817.00	0.00	4,085.00	4,085.00	0.00	9,804.00	5,719.00
Highgrove Management Fee	0.00	0.00	0.00	4,459.00	4,460.00	(1.00)	4,460.00	1.00
Highgrove Mulch	0.00	0.00	0.00	975.00	1,000.00	(25.00)	1,000.00	25.00
Highgrove Print & Postage	0.00	0.00	0.00	0.00	50.00	(50.00)	200.00	200.00
Highgrove Tax	0.00	0.00	0.00	0.00	1,200.00	(1,200.00)	1,200.00	1,200.00
Highgrove Termite Inspect	0.00	0.00	0.00	0.00	0.00	0.00	1,680.00	1,680.00
Highgrove Water & Sewer	92.26	100.00	(7.74)	468.80	500.00	(31.20)	4,000.00	3,531.20
Total Operating Expenses	1,664.44	2,410.00	(745.56)	15,116.70	18,762.00	(3,645.30)	40,704.00	25,587.30
Total Operating Expenses	1,664.44	2,410.00	(745.56)	15,116.70	18,762.00	(3,645.30)	40,704.00	25,587.30
Reserves: Capital Expense								
Highgrove Reserve Transfr	0.00	0.00	0.00	0.00	0.00	0.00	22,656.00	22,656.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	22,656.00	22,656.00
TOTAL EXPENSES	1,664.44	2,410.00	(745.56)	15,116.70	18,762.00	(3,645.30)	63,360.00	48,243.30
NET INCOME (LOSS)	4,126.83	2,870.00	1,256.83	10,241.41	7,638.00	2,603.41		

Unexpended Budget Report

Tuesday May 31, 2011

2011 SVHOA Budget

Southern Village HOA Cash Accounting Year Starts January 1, 2011

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Annual Assessmt	2,617.00	0.00	2,617.00	125,438.00	133,200.00	(7,762.00)	133,200.00	7,762.00
Assessment Class III	0.00	0.00	0.00	400.00	400.00	0.00	400.00	0.00
Assessment Sub-Associat.	0.00	0.00	0.00	15,150.00	17,250.00	(2,100.00)	17,250.00	2,100.00
Assessment SV Apartments	0.00	0.00	0.00	3,675.00	3,675.00	0.00	3,675.00	0.00
Reserve Interest	88.52	0.00	88.52	430.57	0.00	430.57	0.00	(430.57)
Total Income	2,705.52	0.00	2,705.52	145,093.57	154,525.00	(9,431.43)	154,525.00	9,431.43
TOTAL INCOME	2,705.52	0.00	2,705.52	145,093.57	154,525.00	(9,431.43)	154,525.00	9,431.43
EXPENSES								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Fences (Parks)	0.00	0.00	0.00	0.00	250.00	(250.00)	1,000.00	1,000.00
Greenways Paths & Trees	0.00	500.00	(500.00)	160.00	1,300.00	(1,140.00)	4,000.00	3,840.00
Landscape	3,031.00	3,166.00	(135.00)	15,155.00	15,833.00	(678.00)	38,000.00	22,845.00
Mulch All Areas	0.00	0.00	0.00	2,396.50	2,500.00	(103.50)	7,500.00	5,103.50
Parks	3,149.00	416.00	2,733.00	3,224.00	2,084.00	1,140.00	5,000.00	1,776.00
Pond Care Contract	1,200.00	1,200.00	0.00	2,400.00	2,400.00	0.00	4,800.00	2,400.00
Pond Improvements	0.00	0.00	0.00	0.00	500.00	(500.00)	2,000.00	2,000.00
Trees (St. Care Contract)	0.00	0.00	0.00	3,708.00	4,000.00	(292.00)	6,000.00	2,292.00
Walls (stone)	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
Total Maintenance Expenses	7,380.00	5,282.00	2,098.00	27,043.50	28,867.00	(1,823.50)	69,300.00	42,256.50
Total Maintenance Expenses	7,380.00	5,282.00	2,098.00	27,043.50	28,867.00	(1,823.50)	69,300.00	42,256.50
Community Watch	0.00	0.00	0.00	169.85	250.00	(80.15)	1,000.00	830.15
Electric	203.95	250.00	(46.05)	961.03	1,250.00	(288.97)	3,000.00	2,038.97
Going Green	0.00	0.00	0.00	0.00	250.00	(250.00)	1,000.00	1,000.00
Management Fee	0.00	0.00	0.00	16,692.00	16,843.00	(151.00)	16,843.00	151.00
Market Street Events	0.00	0.00	0.00	8,000.00	8,000.00	0.00	8,000.00	0.00
Misc.	0.00	14.00	(14.00)	11.11	66.00	(54.89)	150.00	138.89
NC Symphony Donation	2,000.00	0.00	2,000.00	2,000.00	0.00	2,000.00	0.00	(2,000.00)
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	0.00	0.00	0.00	1,500.00	1,500.00

Unexpended Budget Report

Tuesday May 31, 2011

2011 SVHOA Budget (Continued)

Southern Village HOA Cash Accounting Year Starts January 1, 2011

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Expenses (Continued)								
SV Charity Events	0.00	0.00	0.00	0.00	0.00	0.00	700.00	700.00
Trash Cans (Wkly Service)	200.00	100.00	100.00	800.00	500.00	300.00	1,200.00	400.00
Water & Sewer Common Area	0.00	550.00	(550.00)	203.44	1,350.00	(1,146.56)	4,200.00	3,996.56
Total Operating Expenses	9,783.95	6,196.00	3,587.95	60,880.93	62,376.00	(1,495.07)	111,893.00	51,012.07
Reserves: Capital Expense								
Greenways & Paths	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
Trees (Common Areas)	0.00	0.00	0.00	1,410.00	1,500.00	(90.00)	3,000.00	1,590.00
Total Reserves: Capital Expense	0.00	0.00	0.00	1,410.00	1,500.00	(90.00)	4,000.00	2,590.00
SVHOA Administration								
Administration - Misc.	0.00	10.00	(10.00)	58.44	53.00	5.44	125.00	66.56
Audit of SVHOA Financials	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00
Bank Service Charge	0.00	0.00	0.00	5.00	0.00	5.00	0.00	(5.00)
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)	581.25	1,000.00	(418.75)	2,000.00	1,418.75
Management Contract Fee	0.00	0.00	0.00	16,692.00	16,843.00	(151.00)	16,843.00	151.00
Printing & Postage	0.00	100.00	(100.00)	0.00	100.00	(100.00)	3,500.00	3,500.00
Tax Return Preparation	0.00	0.00	0.00	540.00	400.00	140.00	400.00	(140.00)
Taxes	0.00	0.00	0.00	0.00	700.00	(700.00)	700.00	700.00
Website	0.00	50.00	(50.00)	499.00	650.00	(151.00)	1,000.00	501.00
Total SVHOA Administration	0.00	410.00	(410.00)	18,375.69	19,746.00	(1,370.31)	38,568.00	20,192.31
TOTAL EXPENSES	9,783.95	6,606.00	3,177.95	80,666.62	83,622.00	(2,955.38)	154,461.00	73,794.38
NET INCOME (LOSS)	(7,078.43)	(6,606.00)	(472.43)	64,426.95	70,903.00	(6,476.05)		

Unexpended Budget Report

Tuesday May 31, 2011

Townhome I 2011 Budget

Townhome I Cash Accounting Year Starts January 1, 2011

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
TH I Reserves Interest	39.53	0.00	39.53	192.29	0.00	192.29	0.00	(192.29)
Townhome I Dues	1,530.00	1,600.00	(70.00)	7,965.00	8,000.00	(35.00)	19,200.00	11,235.00
Total Income	1,569.53	1,600.00	(30.47)	8,157.29	8,000.00	157.29	19,200.00	11,042.71
TOTAL INCOME	1,569.53	1,600.00	(30.47)	8,157.29	8,000.00	157.29	19,200.00	11,042.71
EXPENSES								
Expenses								
Operating Expenses								
TH I Building Exterior	200.00	268.00	(68.00)	200.00	1,334.00	(1,134.00)	3,200.00	3,000.00
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)	2,543.70	2,543.75	(0.05)	6,105.00	3,561.30
TH I Management	0.00	0.00	0.00	1,487.00	1,487.00	0.00	1,487.00	0.00
TH I Mulch	0.00	0.00	0.00	1,200.00	1,200.00	0.00	1,200.00	0.00
TH I Painting	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
TH I Printing & Postage	0.00	0.00	0.00	0.00	25.00	(25.00)	100.00	100.00
TH I Taxes	0.00	0.00	0.00	0.00	250.00	(250.00)	250.00	250.00
TH I Termite Inspection	0.00	0.00	0.00	0.00	0.00	0.00	560.00	560.00
Total Operating Expenses	708.74	776.75	(68.01)	5,750.70	7,239.75	(1,489.05)	15,302.00	9,551.30
Total Operating Expenses	708.74	776.75	(68.01)	5,750.70	7,239.75	(1,489.05)	15,302.00	9,551.30
TH I Reserve Account								
TH I Reserve Transfer	0.00	0.00	0.00	0.00	0.00	0.00	3,898.00	3,898.00
Total TH I Reserve Account	0.00	0.00	0.00	0.00	0.00	0.00	3,898.00	3,898.00
TOTAL EXPENSES	708.74	776.75	(68.01)	5,750.70	7,239.75	(1,489.05)	19,200.00	13,449.30
NET INCOME (LOSS)	860.79	823.25	37.54	2,406.59	760.25	1,646.34		

Unexpended Budget Report

Tuesday May 31, 2011

Townhome II 2011 Budget

Townhome II Cash Accounting Year Starts January 1, 2011

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
TH II Reserves Interest	189.38	0.00	189.38	975.31	0.00	975.31	0.00	(975.31)
Townhome II Monthly Dues	4,329.09	4,400.00	(70.91)	21,258.90	22,000.00	(741.10)	52,800.00	31,541.10
Total Income	4,518.47	4,400.00	118.47	22,234.21	22,000.00	234.21	52,800.00	30,565.79
TOTAL INCOME	4,518.47	4,400.00	118.47	22,234.21	22,000.00	234.21	52,800.00	30,565.79
EXPENSES								
Expenses								
Operating Expenses								
TH II Building Exterior	315.00	918.00	(603.00)	425.00	4,584.00	(4,159.00)	11,000.00	10,575.00
TH II Lansdscape	917.00	917.00	0.00	4,585.00	4,585.00	0.00	11,004.00	6,419.00
TH II Management	0.00	0.00	0.00	5,110.00	5,110.00	0.00	5,110.00	0.00
TH II Mulch	0.00	0.00	0.00	4,087.50	4,100.00	(12.50)	4,100.00	12.50
TH II Printing & Postage	0.00	0.00	0.00	0.00	50.00	(50.00)	250.00	250.00
TH II Tax	0.00	0.00	0.00	0.00	1,400.00	(1,400.00)	1,400.00	1,400.00
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	1,232.00	1,835.00	(603.00)	14,207.50	19,829.00	(5,621.50)	34,789.00	20,581.50
Total Operating Expenses	1,232.00	1,835.00	(603.00)	14,207.50	19,829.00	(5,621.50)	34,789.00	20,581.50
Reserves: Capital Expense								
TH II Tranfer to Reserves	0.00	0.00	0.00	0.00	0.00	0.00	18,011.00	18,011.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	18,011.00	18,011.00
TOTAL EXPENSES	1,232.00	1,835.00	(603.00)	14,207.50	19,829.00	(5,621.50)	52,800.00	38,592.50
NET INCOME (LOSS)	3,286.47	2,565.00	721.47	8,026.71	2,171.00	5,855.71		

Unexpended Budget Report

Tuesday May 31, 2011

Westend Townhomes 2011 Budget

Westend Townhomes Cash Accounting Year Starts January 1, 2011

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Westend Reserves Interest	27.72	0.00	27.72	134.85	0.00	134.85	0.00	(134.85)
Westend Townhomes	2,090.00	2,640.00	(550.00)	12,762.20	13,200.00	(437.80)	31,680.00	18,917.80
Total Income	2,117.72	2,640.00	(522.28)	12,897.05	13,200.00	(302.95)	31,680.00	18,782.95
TOTAL INCOME	2,117.72	2,640.00	(522.28)	12,897.05	13,200.00	(302.95)	31,680.00	18,782.95
EXPENSES								
Expenses								
Operating Expenses								
Westend Building Exterior	50.00	368.00	(318.00)	50.00	1,834.00	(1,784.00)	4,400.00	4,350.00
Westend FA Contract	0.00	40.00	(40.00)	547.31	200.00	347.31	480.00	(67.31)
Westend FA Electric	72.87	91.00	(18.13)	588.01	459.00	129.01	1,100.00	511.99
Westend FA Inspections	0.00	0.00	0.00	0.00	0.00	0.00	220.00	220.00
Westend FA Phone	0.00	240.00	(240.00)	868.06	1,200.00	(331.94)	2,880.00	2,011.94
Westend Landscape	600.52	600.16	0.36	3,002.60	3,000.84	1.76	7,202.00	4,199.40
Westend Management	0.00	0.00	0.00	2,044.00	2,044.00	0.00	2,044.00	0.00
Westend Mulch	0.00	0.00	0.00	1,462.50	1,500.00	(37.50)	1,500.00	37.50
Westend Tax	0.00	0.00	0.00	0.00	150.00	(150.00)	150.00	150.00
Westend Termite Inspect	0.00	0.00	0.00	0.00	0.00	0.00	770.00	770.00
Westnd Printing & Postage	0.00	0.00	0.00	0.00	50.00	(50.00)	100.00	100.00
Total Operating Expenses	723.39	1,339.16	(615.77)	8,562.48	10,437.84	(1,875.36)	20,846.00	12,283.52
Total Operating Expenses	723.39	1,339.16	(615.77)	8,562.48	10,437.84	(1,875.36)	20,846.00	12,283.52
Reserves: Capital Expense								
Westend Reserve Transfer	0.00	0.00	0.00	0.00	0.00	0.00	10,834.00	10,834.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	10,834.00	10,834.00
TOTAL EXPENSES	723.39	1,339.16	(615.77)	8,562.48	10,437.84	(1,875.36)	31,680.00	23,117.52
NET INCOME (LOSS)	1,394.33	1,300.84	93.49	4,334.57	2,762.16	1,572.41		