

# Balance Sheet

Thursday January 31, 2013

## Annual Alley Dues

Cash Accounting Year Starts January 1, 2013

### ASSETS

#### Current Assets

Alley Reserves Bank Acc.	\$107,445.83	
SVHOA Operating Account	\$17,157.12	
Total Current Assets		\$124,602.95

TOTAL ASSETS \$124,602.95

### EQUITY

Alley Reserve Account		
Alley Reserves	\$107,427.58	
Alley Reserves Interest	\$18.25	
Total Alley Reserve Account		\$107,445.83
Current Year Earnings	\$16,823.00	
Retained Earnings	\$334.12	

TOTAL EQUITY \$124,602.95

TOTAL LIABILITIES AND EQUITY \$124,602.95

# Balance Sheet

Thursday January 31, 2013

## Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2013

### ASSETS

#### Current Assets

SVHOA Operating Account

\$3,251.25

Total Current Assets

\$3,251.25

TOTAL ASSETS

\$3,251.25

### EQUITY

Current Year Earnings

\$1,403.00

Retained Earnings

\$1,848.25

TOTAL EQUITY

\$3,251.25

TOTAL LIABILITIES AND EQUITY

\$3,251.25

# Balance Sheet

Thursday January 31, 2013

## Highgrove Townhomes

Cash Accounting Year Starts January 1, 2013

### ASSETS

#### Current Assets

HG TH Reserves Bank Acc.	\$88,282.67	
Highgrove TH Reserves CD	\$108,169.91	
SVHOA Operating Account	\$6,684.99	
Total Current Assets		\$203,137.57

TOTAL ASSETS \$203,137.57

### EQUITY

Highgrove TH Reserve Acc.		
HG Reserve Interest	\$70.09	
Highgrove TH Reserves	\$196,382.49	
Total Highgrove TH Reserve Acc.		\$196,452.58
Current Year Earnings	\$5,505.67	
Retained Earnings	\$1,179.32	

TOTAL EQUITY \$203,137.57

TOTAL LIABILITIES AND EQUITY \$203,137.57

# Balance Sheet

Thursday January 31, 2013

## Southern Village HOA

Cash Accounting Year Starts January 1, 2013

### ASSETS

General Reserves Account			
General Reserves Bank Acc		\$123,678.27	
	Total General Reserves Account		\$123,678.27
Current Assets			
SVHOA Operating Account		\$118,282.35	
	Total Current Assets		\$118,282.35
	<b>TOTAL ASSETS</b>		<b>\$241,960.62</b>

### EQUITY

General Reserves Account			
General Reserves		\$123,657.27	
Reserve Interest		\$21.00	
	Total General Reserves Account		\$123,678.27
Current Year Earnings		\$76,967.62	
Retained Earnings		\$41,314.73	
	<b>TOTAL EQUITY</b>		<b>\$241,960.62</b>
	<b>TOTAL LIABILITIES AND EQUITY</b>		<b>\$241,960.62</b>

# Balance Sheet

Thursday January 31, 2013

## Townhome I

Cash Accounting Year Starts January 1, 2013

### ASSETS

#### Current Assets

SVHOA Operating Account	\$11,205.15	
TH I Reserve Bank Account	\$67,149.65	
Total Current Assets		\$78,354.80

TOTAL ASSETS		<u>\$78,354.80</u>
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### EQUITY

Current Year Earnings	\$2,212.00	
Retained Earnings	\$8,993.15	
TH I Reserve Account		
TH I Reserves	\$67,138.24	
TH I Reserves Interest	\$11.41	
Total TH I Reserve Account		\$67,149.65

TOTAL EQUITY		<u>\$78,354.80</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$78,354.80</u>
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# Balance Sheet

Thursday January 31, 2013

## Townhome II

Cash Accounting Year Starts January 1, 2013

### ASSETS

#### Current Assets

SVHOA Operating Account	\$24,030.13	
TH II Reserve Bank Acc.	\$149,896.64	
Townhome II Reserves CD	\$108,169.91	
Total Current Assets		\$282,096.68

TOTAL ASSETS		<u>\$282,096.68</u>
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### EQUITY

Current Year Earnings	\$3,310.05	
Retained Earnings	\$20,720.08	
TH II Reserve Account		
TH II Reserves	\$257,986.00	
TH II Reserves Interest	\$80.55	
Total TH II Reserve Account		\$258,066.55

TOTAL EQUITY		<u>\$282,096.68</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$282,096.68</u>
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# Balance Sheet

Thursday January 31, 2013

## Westend Townhomes

Cash Accounting Year Starts January 1, 2013

### ASSETS

#### Current Assets

SVHOA Operating Account	\$10,726.89	
Westend ReserveBK Account	\$59,391.62	
Total Current Assets		\$70,118.51

TOTAL ASSETS \$70,118.51

### EQUITY

Current Year Earnings	\$2,129.41	
Retained Earnings	\$8,597.48	
Westend Reserve Account		
Westend Reserves	\$59,381.54	
Westend Reserves Interest	\$10.08	
Total Westend Reserve Account		\$59,391.62

TOTAL EQUITY \$70,118.51

TOTAL LIABILITIES AND EQUITY \$70,118.51

# Unexpended Budget Report

Thursday January 31, 2013

## Alley Reserves 2013 Budget

Annual Alley Dues Cash Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Alley Reserves Interest	18.25	0.00	18.25	18.25	0.00	18.25	0.00	(18.25)
Annual Alley Dues	16,873.00	16,000.00	873.00	16,873.00	16,000.00	873.00	34,080.00	17,207.00
Total Income	16,891.25	16,000.00	891.25	16,891.25	16,000.00	891.25	34,080.00	17,188.75
<b>TOTAL INCOME</b>	<b>16,891.25</b>	<b>16,000.00</b>	<b>891.25</b>	<b>16,891.25</b>	<b>16,000.00</b>	<b>891.25</b>	<b>34,080.00</b>	<b>17,188.75</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Alley Management	50.00	50.00	0.00	50.00	50.00	0.00	600.00	550.00
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	50.00	50.00	0.00	5,600.00	5,550.00
Total Operating Expenses	50.00	50.00	0.00	50.00	50.00	0.00	5,600.00	5,550.00
Reserves: Capital Expense								
Transfer to Alley Reserve	0.00	0.00	0.00	0.00	0.00	0.00	28,480.00	28,480.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	28,480.00	28,480.00
<b>TOTAL EXPENSES</b>	<b>50.00</b>	<b>50.00</b>	<b>0.00</b>	<b>50.00</b>	<b>50.00</b>	<b>0.00</b>	<b>34,080.00</b>	<b>34,030.00</b>
<b>NET INCOME (LOSS)</b>	<b>16,841.25</b>	<b>15,950.00</b>	<b>891.25</b>	<b>16,841.25</b>	<b>15,950.00</b>	<b>891.25</b>		

# Unexpended Budget Report

Thursday January 31, 2013

## Courtyard 2013 Budget

Courtyard Annual Dues Cash Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Annual Courtyard Dues	1,770.00	1,500.00	270.00	1,770.00	1,500.00	270.00	7,000.00	5,230.00
Total Income	1,770.00	1,500.00	270.00	1,770.00	1,500.00	270.00	7,000.00	5,230.00
<b>TOTAL INCOME</b>	<b>1,770.00</b>	<b>1,500.00</b>	<b>270.00</b>	<b>1,770.00</b>	<b>1,500.00</b>	<b>270.00</b>	<b>7,000.00</b>	<b>5,230.00</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Courtyard Landscape	323.00	325.00	(2.00)	323.00	325.00	(2.00)	3,900.00	3,577.00
Courtyard Management Fee	44.00	44.00	0.00	44.00	44.00	0.00	520.00	476.00
Courtyard Mulch	0.00	0.00	0.00	0.00	0.00	0.00	2,580.00	2,580.00
Total Operating Expenses	367.00	369.00	(2.00)	367.00	369.00	(2.00)	7,000.00	6,633.00
Total Operating Expenses	367.00	369.00	(2.00)	367.00	369.00	(2.00)	7,000.00	6,633.00
<b>TOTAL EXPENSES</b>	<b>367.00</b>	<b>369.00</b>	<b>(2.00)</b>	<b>367.00</b>	<b>369.00</b>	<b>(2.00)</b>	<b>7,000.00</b>	<b>6,633.00</b>
<b>NET INCOME (LOSS)</b>	<b>1,403.00</b>	<b>1,131.00</b>	<b>272.00</b>	<b>1,403.00</b>	<b>1,131.00</b>	<b>272.00</b>		

# Unexpended Budget Report

Thursday January 31, 2013

## Highgrove Townhomes 2013 Budget

Highgrove Townhomes Cash Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
HG Reserve Interest	70.09	0.00	70.09	70.09	0.00	70.09	0.00	(70.09)
Highgrove Monthly Dues	8,470.00	5,280.00	3,190.00	8,470.00	5,280.00	3,190.00	63,360.00	54,890.00
Total Income	8,540.09	5,280.00	3,260.09	8,540.09	5,280.00	3,260.09	63,360.00	54,819.91
<b>TOTAL INCOME</b>	<b>8,540.09</b>	<b>5,280.00</b>	<b>3,260.09</b>	<b>8,540.09</b>	<b>5,280.00</b>	<b>3,260.09</b>	<b>63,360.00</b>	<b>54,819.91</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
HG Landscape Non Contract	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
HG Legal Expenses	93.75	0.00	93.75	93.75	0.00	93.75	0.00	(93.75)
Highgrove Build Exterior	896.00	1,200.00	(304.00)	896.00	1,200.00	(304.00)	14,400.00	13,504.00
Highgrove FA Contract	155.84	156.00	(0.16)	155.84	156.00	(0.16)	1,880.00	1,724.16
Highgrove FA Electric	39.21	150.00	(110.79)	39.21	150.00	(110.79)	1,800.00	1,760.79
Highgrove FA Inspections	0.00	0.00	0.00	0.00	0.00	0.00	1,010.00	1,010.00
Highgrove FA Phone	465.43	463.00	2.43	465.43	463.00	2.43	5,560.00	5,094.57
Highgrove Landscape	810.00	810.00	0.00	810.00	810.00	0.00	9,720.00	8,910.00
Highgrove Management Fee	410.00	410.00	0.00	410.00	410.00	0.00	4,915.00	4,505.00
Highgrove Mulch	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00
Highgrove Print & Postage	0.00	0.00	0.00	0.00	0.00	0.00	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	94.10	500.00	(405.90)	94.10	500.00	(405.90)	6,000.00	5,905.90
Total Operating Expenses	2,964.33	3,689.00	(724.67)	2,964.33	3,689.00	(724.67)	51,215.00	48,250.67
Total Operating Expenses	2,964.33	3,689.00	(724.67)	2,964.33	3,689.00	(724.67)	51,215.00	48,250.67
Reserves: Capital Expense								
Highgrove Reserve Transfr	0.00	0.00	0.00	0.00	0.00	0.00	12,145.00	12,145.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	12,145.00	12,145.00
<b>TOTAL EXPENSES</b>	<b>2,964.33</b>	<b>3,689.00</b>	<b>(724.67)</b>	<b>2,964.33</b>	<b>3,689.00</b>	<b>(724.67)</b>	<b>63,360.00</b>	<b>60,395.67</b>
<b>NET INCOME (LOSS)</b>	<b>5,575.76</b>	<b>1,591.00</b>	<b>3,984.76</b>	<b>5,575.76</b>	<b>1,591.00</b>	<b>3,984.76</b>		

# Unexpended Budget Report

Thursday January 31, 2013

## 2013 SVHOA Budget

Southern Village HOA Cash Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Annual Assessmt	76,345.00	75,000.00	1,345.00	76,345.00	75,000.00	1,345.00	152,720.00	76,375.00
Assessment Class III	230.00	0.00	230.00	230.00	0.00	230.00	460.00	230.00
Assessment Sub-Associat.	5,550.00	5,750.00	(200.00)	5,550.00	5,750.00	(200.00)	17,250.00	11,700.00
Assessment SV Apartments	3,675.00	3,675.00	0.00	3,675.00	3,675.00	0.00	3,675.00	0.00
Reserve Interest	21.00	0.00	21.00	21.00	0.00	21.00	0.00	(21.00)
Total Income	85,821.00	84,425.00	1,396.00	85,821.00	84,425.00	1,396.00	174,105.00	88,284.00
TOTAL INCOME	85,821.00	84,425.00	1,396.00	85,821.00	84,425.00	1,396.00	174,105.00	88,284.00
<b>EXPENSES</b>								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Fences (Parks)	95.00	100.00	(5.00)	95.00	100.00	(5.00)	500.00	405.00
Greenways & Paths	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00	3,000.00
Greenways Tree Removal	0.00	1,350.00	(1,350.00)	0.00	1,350.00	(1,350.00)	16,200.00	16,200.00
Landscape	3,217.00	3,167.00	50.00	3,217.00	3,167.00	50.00	38,000.00	34,783.00
Mulch All Areas	0.00	0.00	0.00	0.00	0.00	0.00	9,000.00	9,000.00
Parks	200.00	500.00	(300.00)	200.00	500.00	(300.00)	6,000.00	5,800.00
Pond Care Contract	0.00	0.00	0.00	0.00	0.00	0.00	4,800.00	4,800.00
Pond Improvements	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
Trees (St. Care Contract)	0.00	0.00	0.00	0.00	0.00	0.00	16,000.00	16,000.00
Walls (stone)	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
Total Maintenance Expenses	3,512.00	5,367.00	(1,855.00)	3,512.00	5,367.00	(1,855.00)	96,500.00	92,988.00
Total Maintenance Expenses	3,512.00	5,367.00	(1,855.00)	3,512.00	5,367.00	(1,855.00)	96,500.00	92,988.00
Community Watch	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
Electric	219.92	250.00	(30.08)	219.92	250.00	(30.08)	3,000.00	2,780.08
Going Green	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
Management Fee	1,539.00	1,539.00	0.00	1,539.00	1,539.00	0.00	18,470.00	16,931.00
Market Street Events	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00	8,000.00
Misc.	0.00	9.00	(9.00)	0.00	9.00	(9.00)	115.00	115.00
NC Symphony Donation	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
Police Substation	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00

# Unexpended Budget Report

Thursday January 31, 2013

## 2013 SVHOA Budget (Continued)

Southern Village HOA Cash Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>EXPENSES (Continued)</b>								
Expenses (Continued)								
Storm Water Charge	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
SV Charity Events	0.00	0.00	0.00	0.00	0.00	0.00	700.00	700.00
Trash Cans (Wkly Service)	0.00	200.00	(200.00)	0.00	200.00	(200.00)	2,400.00	2,400.00
Water & Sewer Common Area	61.78	60.00	1.78	61.78	60.00	1.78	4,000.00	3,938.22
Welcome Committee	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
Total Operating Expenses	5,332.70	7,425.00	(2,092.30)	5,332.70	7,425.00	(2,092.30)	142,685.00	137,352.30
<b>SVHOA Administration</b>								
Admin Misc. & Bank Fees	144.43	75.00	69.43	144.43	75.00	69.43	900.00	755.57
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00	4,000.00
Legal	257.25	500.00	(242.75)	257.25	500.00	(242.75)	2,000.00	1,742.75
Management Contract Fee	1,539.00	1,539.00	0.00	1,539.00	1,539.00	0.00	18,470.00	16,931.00
Printing & Postage	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00	3,500.00
Reserve Study	875.00	0.00	875.00	875.00	0.00	875.00	0.00	(875.00)
Tax Return Preparation	0.00	0.00	0.00	0.00	0.00	0.00	550.00	550.00
Website	684.00	625.00	59.00	684.00	625.00	59.00	2,000.00	1,316.00
Total SVHOA Administration	3,499.68	2,739.00	760.68	3,499.68	2,739.00	760.68	31,420.00	27,920.32
<b>TOTAL EXPENSES</b>	8,832.38	10,164.00	(1,331.62)	8,832.38	10,164.00	(1,331.62)	174,105.00	165,272.62
<b>NET INCOME (LOSS)</b>	76,988.62	74,261.00	2,727.62	76,988.62	74,261.00	2,727.62		

# Unexpended Budget Report

Thursday January 31, 2013

## Townhome I 2013 Budget

Townhome I Cash Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
TH I Reserves Interest	11.41	0.00	11.41	11.41	0.00	11.41	0.00	(11.41)
Townhome I Dues	2,700.00	1,600.00	1,100.00	2,700.00	1,600.00	1,100.00	19,200.00	16,500.00
Total Income	2,711.41	1,600.00	1,111.41	2,711.41	1,600.00	1,111.41	19,200.00	16,488.59
<b>TOTAL INCOME</b>	<b>2,711.41</b>	<b>1,600.00</b>	<b>1,111.41</b>	<b>2,711.41</b>	<b>1,600.00</b>	<b>1,111.41</b>	<b>19,200.00</b>	<b>16,488.59</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH I Building Exterior	0.00	400.00	(400.00)	0.00	400.00	(400.00)	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	352.00	352.00	0.00	4,224.00	3,872.00
TH I Management	136.00	136.00	0.00	136.00	136.00	0.00	1,639.00	1,503.00
TH I Mulch	0.00	0.00	0.00	0.00	0.00	0.00	1,600.00	1,600.00
TH I Printing & Postage	0.00	0.00	0.00	0.00	0.00	0.00	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	488.00	888.00	(400.00)	488.00	888.00	(400.00)	13,363.00	12,875.00
Total Operating Expenses	488.00	888.00	(400.00)	488.00	888.00	(400.00)	13,363.00	12,875.00
TH I Reserve Account								
TH I Reserve Transfer	0.00	0.00	0.00	0.00	0.00	0.00	5,837.00	5,837.00
Total TH I Reserve Account	0.00	0.00	0.00	0.00	0.00	0.00	5,837.00	5,837.00
<b>TOTAL EXPENSES</b>	<b>488.00</b>	<b>888.00</b>	<b>(400.00)</b>	<b>488.00</b>	<b>888.00</b>	<b>(400.00)</b>	<b>19,200.00</b>	<b>18,712.00</b>
<b>NET INCOME (LOSS)</b>	<b>2,223.41</b>	<b>712.00</b>	<b>1,511.41</b>	<b>2,223.41</b>	<b>712.00</b>	<b>1,511.41</b>		

# Unexpended Budget Report

Thursday January 31, 2013

## Townhome II 2013 Budget

Townhome II Cash Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
TH II Reserves Interest	80.55	0.00	80.55	80.55	0.00	80.55	0.00	(80.55)
Townhome II Monthly Dues	4,769.05	4,400.00	369.05	4,769.05	4,400.00	369.05	52,800.00	48,030.95
Total Income	4,849.60	4,400.00	449.60	4,849.60	4,400.00	449.60	52,800.00	47,950.40
<b>TOTAL INCOME</b>	<b>4,849.60</b>	<b>4,400.00</b>	<b>449.60</b>	<b>4,849.60</b>	<b>4,400.00</b>	<b>449.60</b>	<b>52,800.00</b>	<b>47,950.40</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH II Building Exterior	90.00	1,375.00	(1,285.00)	90.00	1,375.00	(1,285.00)	16,500.00	16,410.00
TH II Lansdscape	900.00	900.00	0.00	900.00	900.00	0.00	10,800.00	9,900.00
TH II Management	469.00	469.00	0.00	469.00	469.00	0.00	5,633.00	5,164.00
TH II Mulch	0.00	0.00	0.00	0.00	0.00	0.00	4,500.00	4,500.00
TH II Printing & Postage	0.00	0.00	0.00	0.00	0.00	0.00	300.00	300.00
TH II Termite Inspection	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
Total Operating Expenses	1,459.00	2,744.00	(1,285.00)	1,459.00	2,744.00	(1,285.00)	39,733.00	38,274.00
Total Operating Expenses	1,459.00	2,744.00	(1,285.00)	1,459.00	2,744.00	(1,285.00)	39,733.00	38,274.00
Reserves: Capital Expense								
TH II Tranfer to Reserves	0.00	0.00	0.00	0.00	0.00	0.00	13,067.00	13,067.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	13,067.00	13,067.00
<b>TOTAL EXPENSES</b>	<b>1,459.00</b>	<b>2,744.00</b>	<b>(1,285.00)</b>	<b>1,459.00</b>	<b>2,744.00</b>	<b>(1,285.00)</b>	<b>52,800.00</b>	<b>51,341.00</b>
<b>NET INCOME (LOSS)</b>	<b>3,390.60</b>	<b>1,656.00</b>	<b>1,734.60</b>	<b>3,390.60</b>	<b>1,656.00</b>	<b>1,734.60</b>		

# Unexpended Budget Report

Thursday January 31, 2013

## Westend Townhomes 2013 Budget

Westend Townhomes Cash Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Westend Reserves Interest	10.08	0.00	10.08	10.08	0.00	10.08	0.00	(10.08)
Westend Townhomes	3,490.00	2,640.00	850.00	3,490.00	2,640.00	850.00	31,680.00	28,190.00
Total Income	3,500.08	2,640.00	860.08	3,500.08	2,640.00	860.08	31,680.00	28,179.92
<b>TOTAL INCOME</b>	<b>3,500.08</b>	<b>2,640.00</b>	<b>860.08</b>	<b>3,500.08</b>	<b>2,640.00</b>	<b>860.08</b>	<b>31,680.00</b>	<b>28,179.92</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Westend Building Exterior	307.60	550.00	(242.40)	307.60	550.00	(242.40)	6,600.00	6,292.40
Westend FA Contract	79.86	79.00	0.86	79.86	79.00	0.86	950.00	870.14
Westend FA Electric	114.01	93.00	21.01	114.01	93.00	21.01	1,100.00	985.99
Westend FA Inspections	0.00	0.00	0.00	0.00	0.00	0.00	510.00	510.00
Westend FA Phone	232.12	240.00	(7.88)	232.12	240.00	(7.88)	2,880.00	2,647.88
Westend Landscape	440.00	440.00	0.00	440.00	440.00	0.00	5,280.00	4,840.00
Westend Management	187.00	187.00	0.00	187.00	187.00	0.00	2,253.00	2,066.00
Westend Mulch	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
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	0.00	0.00	150.00	150.00
Total Operating Expenses	1,360.59	1,589.00	(228.41)	1,360.59	1,589.00	(228.41)	22,493.00	21,132.41
Total Operating Expenses	1,360.59	1,589.00	(228.41)	1,360.59	1,589.00	(228.41)	22,493.00	21,132.41
Reserves: Capital Expense								
Westend Reserve Transfer	0.00	0.00	0.00	0.00	0.00	0.00	9,187.00	9,187.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	9,187.00	9,187.00
<b>TOTAL EXPENSES</b>	<b>1,360.59</b>	<b>1,589.00</b>	<b>(228.41)</b>	<b>1,360.59</b>	<b>1,589.00</b>	<b>(228.41)</b>	<b>31,680.00</b>	<b>30,319.41</b>
<b>NET INCOME (LOSS)</b>	<b>2,139.49</b>	<b>1,051.00</b>	<b>1,088.49</b>	<b>2,139.49</b>	<b>1,051.00</b>	<b>1,088.49</b>		