

Balance Sheet

Monday March 31, 2014

Annual Alley Dues

Cash Accounting Year Starts January 1, 2014

ASSETS

Current Assets

Alley Reserves Bank Acc.	\$139,756.42	
SVHOA Operating Account	\$28,656.12	
Total Current Assets		\$168,412.54

TOTAL ASSETS		<u>\$168,412.54</u>
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EQUITY

Alley Reserve Account		
Alley Reserves	\$139,689.63	
Alley Reserves Interest	\$66.79	
Total Alley Reserve Account		\$139,756.42

Current Year Earnings	\$28,322.00	
Retained Earnings	\$334.12	

TOTAL EQUITY		<u>\$168,412.54</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$168,412.54</u>
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Balance Sheet

Monday March 31, 2014

Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2014

ASSETS

Current Assets

SVHOA Operating Account

\$6,152.25

Total Current Assets

\$6,152.25

TOTAL ASSETS

\$6,152.25

EQUITY

Current Year Earnings

\$3,300.00

Retained Earnings

\$2,852.25

TOTAL EQUITY

\$6,152.25

TOTAL LIABILITIES AND EQUITY

\$6,152.25

Balance Sheet

Monday March 31, 2014

Highgrove Townhomes

Cash Accounting Year Starts January 1, 2014

ASSETS

Current Assets

HG TH Reserves Bank Acc.	\$10,421.93	
Highgrove TH Reserves CD	\$108,891.09	
SVHOA Operating Account	\$4,766.64	
Total Current Assets		\$124,079.66

TOTAL ASSETS \$124,079.66

EQUITY

Highgrove TH Reserve Acc.		
HG Reserve Interest	\$97.26	
Highgrove TH Reserves	\$119,215.76	
Total Highgrove TH Reserve Acc.		\$119,313.02
Current Year Earnings	\$4,686.31	
Retained Earnings	\$80.33	

TOTAL EQUITY \$124,079.66

TOTAL LIABILITIES AND EQUITY \$124,079.66

Balance Sheet

Monday March 31, 2014

Southern Village HOA

Cash Accounting Year Starts January 1, 2014

ASSETS

General Reserves Account			
General Reserves Bank Acc		\$146,250.44	
	Total General Reserves Account		\$146,250.44
Current Assets			
SVHOA Operating Account		\$150,857.35	
	Total Current Assets		\$150,857.35
	TOTAL ASSETS		\$297,107.79

EQUITY

General Reserves Account			
General Reserves		\$146,181.51	
Reserve Interest		\$68.93	
	Total General Reserves Account		\$146,250.44
Current Year Earnings		\$109,542.62	
Retained Earnings		\$41,314.73	
	TOTAL EQUITY		\$297,107.79
	TOTAL LIABILITIES AND EQUITY		\$297,107.79

Balance Sheet

Monday March 31, 2014

Townhome I

Cash Accounting Year Starts January 1, 2014

ASSETS

Current Assets

SVHOA Operating Account	\$6,924.39	
TH I Reserve Bank Account	\$44,198.36	
Total Current Assets		\$51,122.75
TOTAL ASSETS		<u>\$51,122.75</u>

EQUITY

Current Year Earnings	\$3,385.00	
Retained Earnings	\$3,539.39	
TH I Reserve Account		
TH I Reserves	\$44,177.41	
TH I Reserves Interest	\$20.95	
Total TH I Reserve Account		\$44,198.36
TOTAL EQUITY		<u>\$51,122.75</u>
TOTAL LIABILITIES AND EQUITY		<u>\$51,122.75</u>

Balance Sheet

Monday March 31, 2014

Townhome II

Cash Accounting Year Starts January 1, 2014

ASSETS

Current Assets

SVHOA Operating Account	\$6,768.88	
TH II Reserve Bank Acc.	\$95,190.09	
Townhome II Reserves CD	\$108,891.09	
Total Current Assets		\$210,850.06

TOTAL ASSETS		<u>\$210,850.06</u>
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EQUITY

Current Year Earnings	\$2,973.20	
Retained Earnings	\$3,795.68	
TH II Reserve Account		
TH II Reserves	\$203,908.46	
TH II Reserves Interest	\$172.72	
Total TH II Reserve Account		\$204,081.18

TOTAL EQUITY		<u>\$210,850.06</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$210,850.06</u>
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Balance Sheet

Monday March 31, 2014

Westend Townhomes

Cash Accounting Year Starts January 1, 2014

ASSETS

Current Assets

SVHOA Operating Account	\$2,654.71	
Westend ReserveBK Account	\$13,787.17	
Total Current Assets		\$16,441.88
TOTAL ASSETS		<u>\$16,441.88</u>

EQUITY

Current Year Earnings	\$2,591.55	
Retained Earnings	\$63.16	
Westend Reserve Account		
Westend Reserves	\$13,819.05	
Westend Reserves Interest	(\$31.88)	
Total Westend Reserve Account		\$13,787.17
TOTAL EQUITY		<u>\$16,441.88</u>
TOTAL LIABILITIES AND EQUITY		<u>\$16,441.88</u>

Unexpended Budget Report

Monday March 31, 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	23.73	0.00	23.73	66.79	0.00	66.79	0.00	(66.79)
Annual Alley Dues	7,946.00	8,000.00	(54.00)	28,472.00	32,210.00	(3,738.00)	36,210.00	7,738.00
Total Income	7,969.73	8,000.00	(30.27)	28,538.79	32,210.00	(3,671.21)	36,210.00	7,671.21
TOTAL INCOME								
	7,969.73	8,000.00	(30.27)	28,538.79	32,210.00	(3,671.21)	36,210.00	7,671.21
EXPENSES								
Expenses								
Operating Expenses								
Alley Management	50.00	50.00	0.00	150.00	150.00	0.00	600.00	450.00
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	150.00	150.00	0.00	5,600.00	5,450.00
Total Operating Expenses								
	50.00	50.00	0.00	150.00	150.00	0.00	5,600.00	5,450.00
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	150.00	150.00	0.00	36,210.00	36,060.00
NET INCOME (LOSS)								
	7,919.73	7,950.00	(30.27)	28,388.79	32,060.00	(3,671.21)		

Unexpended Budget Report

Monday March 31, 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	2,691.00	2,000.00	691.00	6,000.00	7,000.00	(1,000.00)	7,000.00	1,000.00
Total Income	2,691.00	2,000.00	691.00	6,000.00	7,000.00	(1,000.00)	7,000.00	1,000.00
TOTAL INCOME	2,691.00	2,000.00	691.00	6,000.00	7,000.00	(1,000.00)	7,000.00	1,000.00
EXPENSES								
Expenses								
Operating Expenses								
Courtyard Landscape	323.00	325.00	(2.00)	969.00	975.00	(6.00)	3,900.00	2,931.00
Courtyard Management Fee	43.00	43.00	0.00	131.00	131.00	0.00	520.00	389.00
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)	2,700.00	2,706.00	(6.00)	7,000.00	4,300.00
Total Operating Expenses	366.00	368.00	(2.00)	2,700.00	2,706.00	(6.00)	7,000.00	4,300.00
TOTAL EXPENSES	366.00	368.00	(2.00)	2,700.00	2,706.00	(6.00)	7,000.00	4,300.00
NET INCOME (LOSS)	2,325.00	1,632.00	693.00	3,300.00	4,294.00	(994.00)		

Unexpended Budget Report

Monday March 31, 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	35.00	0.00	35.00	97.26	0.00	97.26	0.00	(97.26)
Highgrove Monthly Dues	4,045.00	6,000.00	(1,955.00)	17,815.00	18,000.00	(185.00)	72,000.00	54,185.00
Total Income	4,080.00	6,000.00	(1,920.00)	17,912.26	18,000.00	(87.74)	72,000.00	54,087.74
TOTAL INCOME	4,080.00	6,000.00	(1,920.00)	17,912.26	18,000.00	(87.74)	72,000.00	54,087.74
EXPENSES								
Expenses								
Operating Expenses								
HG Landscape Non Contract	3,205.00	250.00	2,955.00	3,205.00	250.00	2,955.00	1,000.00	(2,205.00)
Highgrove Build Exterior	175.00	1,200.00	(1,025.00)	1,005.42	3,600.00	(2,594.58)	14,400.00	13,394.58
Highgrove FA Contract	508.00	165.00	343.00	887.74	495.00	392.74	1,980.00	1,092.26
Highgrove FA Electric	410.03	150.00	260.03	700.30	450.00	250.30	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	0.00	467.00	(467.00)	1,050.96	1,397.00	(346.04)	5,590.00	4,539.04
Highgrove Landscape	810.00	810.00	0.00	2,430.00	2,430.00	0.00	9,720.00	7,290.00
Highgrove Management Fee	409.00	409.00	0.00	1,229.00	1,229.00	0.00	4,915.00	3,686.00
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	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	188.20	500.00	(311.80)	620.27	1,500.00	(879.73)	6,000.00	5,379.73
Total Operating Expenses	5,705.23	3,951.00	1,754.23	13,128.69	13,351.00	(222.31)	50,345.00	37,216.31
Total Operating Expenses	5,705.23	3,951.00	1,754.23	13,128.69	13,351.00	(222.31)	50,345.00	37,216.31
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	5,705.23	3,951.00	1,754.23	13,128.69	13,351.00	(222.31)	72,000.00	58,871.31
NET INCOME (LOSS)	(1,625.23)	2,049.00	(3,674.23)	4,783.57	4,649.00	134.57		

Unexpended Budget Report

Monday March 31, 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	33,263.00	33,000.00	263.00	131,574.00	143,000.00	(11,426.00)	162,680.00	31,106.00
Assessment Class III	0.00	0.00	0.00	490.00	490.00	0.00	490.00	0.00
Assessment Sub-Associat.	9,600.00	5,750.00	3,850.00	15,750.00	17,250.00	(1,500.00)	17,250.00	1,500.00
Assessment SV Apartments	0.00	0.00	0.00	3,675.00	3,675.00	0.00	3,675.00	0.00
Reserve Interest	24.84	0.00	24.84	68.93	0.00	68.93	0.00	(68.93)
Total Income	42,887.84	38,750.00	4,137.84	151,557.93	164,415.00	(12,857.07)	184,095.00	32,537.07
TOTAL INCOME	42,887.84	38,750.00	4,137.84	151,557.93	164,415.00	(12,857.07)	184,095.00	32,537.07
EXPENSES								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Fences (Parks)	0.00	0.00	0.00	0.00	100.00	(100.00)	500.00	500.00
Greenways & Paths	0.00	250.00	(250.00)	0.00	750.00	(750.00)	3,000.00	3,000.00
Landscape	3,218.00	3,282.00	(64.00)	9,654.00	9,846.00	(192.00)	39,384.00	29,730.00
Mulch All Areas	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00	8,000.00
Parks	50.00	1,250.00	(1,200.00)	920.00	3,750.00	(2,830.00)	15,000.00	14,080.00
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	500.00	(500.00)	0.00	500.00	(500.00)	2,000.00	2,000.00
Trees Common Areas	0.00	2,541.00	(2,541.00)	3,650.00	7,625.00	(3,975.00)	30,500.00	26,850.00
Walls (stone)	0.00	250.00	(250.00)	0.00	250.00	(250.00)	1,000.00	1,000.00
Total Maintenance Expenses	3,268.00	8,073.00	(4,805.00)	14,224.00	22,821.00	(8,597.00)	104,184.00	89,960.00
Total Maintenance Expenses	3,268.00	8,073.00	(4,805.00)	14,224.00	22,821.00	(8,597.00)	104,184.00	89,960.00
Community Watch	0.00	0.00	0.00	0.00	0.00	0.00	250.00	250.00
Electric	525.56	234.00	291.56	823.92	700.00	123.92	2,800.00	1,976.08
Going Green	0.00	50.00	(50.00)	0.00	50.00	(50.00)	500.00	500.00
Management Fee	1,540.00	1,540.00	0.00	4,618.00	4,618.00	0.00	18,470.00	13,852.00
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

Monday March 31, 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)	200.00	200.00	0.00	200.00	600.00	(400.00)	2,400.00	2,200.00
Water & Sewer Common Area	76.48	80.00	(3.52)	260.66	200.00	60.66	4,000.00	3,739.34
Welcome Committee	0.00	250.00	(250.00)	0.00	250.00	(250.00)	500.00	500.00
Total Operating Expenses	5,610.04	10,427.00	(4,816.96)	35,226.58	44,329.00	(9,102.42)	152,444.00	117,217.42
SVHOA Administration								
Admin Misc. & Bank Fees	110.97	90.00	20.97	371.00	271.00	100.00	1,081.00	710.00
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00	4,000.00
Legal	65.00	250.00	(185.00)	85.00	750.00	(665.00)	3,000.00	2,915.00
Management Contract Fee	1,540.00	1,540.00	0.00	4,618.00	4,618.00	0.00	18,470.00	13,852.00
Printing & Postage	0.00	0.00	0.00	770.80	775.00	(4.20)	2,500.00	1,729.20
Tax Return Preparation	620.00	600.00	20.00	620.00	600.00	20.00	600.00	(20.00)
Website	255.00	168.00	87.00	255.00	501.00	(246.00)	2,000.00	1,745.00
Total SVHOA Administration	2,590.97	2,648.00	(57.03)	6,719.80	7,515.00	(795.20)	31,651.00	24,931.20
TOTAL EXPENSES	8,201.01	13,075.00	(4,873.99)	41,946.38	51,844.00	(9,897.62)	184,095.00	142,148.62
NET INCOME (LOSS)	34,686.83	25,675.00	9,011.83	109,611.55	112,571.00	(2,959.45)		

Unexpended Budget Report

Monday March 31, 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	7.50	0.00	7.50	20.95	0.00	20.95	0.00	(20.95)
Townhome I Dues	1,610.00	1,760.00	(150.00)	6,270.00	5,280.00	990.00	21,120.00	14,850.00
Townhome I Late Fees	0.00	0.00	0.00	20.00	0.00	20.00	0.00	(20.00)
Total Income	1,617.50	1,760.00	(142.50)	6,310.95	5,280.00	1,030.95	21,120.00	14,809.05
TOTAL INCOME	1,617.50	1,760.00	(142.50)	6,310.95	5,280.00	1,030.95	21,120.00	14,809.05
EXPENSES								
Expenses								
Operating Expenses								
TH I Building Exterior	0.00	400.00	(400.00)	0.00	1,200.00	(1,200.00)	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	1,056.00	1,056.00	0.00	4,224.00	3,168.00
TH I Management	137.00	137.00	0.00	409.00	409.00	0.00	1,639.00	1,230.00
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	240.00	0.00	240.00	240.00	0.00	240.00	0.00	(240.00)
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	729.00	889.00	(160.00)	2,905.00	3,865.00	(960.00)	12,963.00	10,058.00
Total Operating Expenses	729.00	889.00	(160.00)	2,905.00	3,865.00	(960.00)	12,963.00	10,058.00
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	729.00	889.00	(160.00)	2,905.00	3,865.00	(960.00)	21,120.00	18,215.00
NET INCOME (LOSS)	888.50	871.00	17.50	3,405.95	1,415.00	1,990.95		

Unexpended Budget Report

Monday March 31, 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 Reserves Interest	49.56	0.00	49.56	172.72	0.00	172.72	0.00	(172.72)
Townhome II Monthly Dues	3,240.05	4,400.00	(1,159.95)	11,985.20	13,200.00	(1,214.80)	52,800.00	40,814.80
Total Income	3,289.61	4,400.00	(1,110.39)	12,157.92	13,200.00	(1,042.08)	52,800.00	40,642.08
TOTAL INCOME	3,289.61	4,400.00	(1,110.39)	12,157.92	13,200.00	(1,042.08)	52,800.00	40,642.08
EXPENSES								
Expenses								
Operating Expenses								
TH II Building Exterior	0.00	1,375.00	(1,375.00)	0.00	4,125.00	(4,125.00)	16,500.00	16,500.00
TH II Lansdscape	900.00	900.00	0.00	2,700.00	2,700.00	0.00	10,800.00	8,100.00
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	1,408.00	1,408.00	0.00	5,633.00	4,225.00
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	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	1,925.00	1,925.00
Total Operating Expenses	1,370.00	2,745.00	(1,375.00)	9,012.00	13,033.00	(4,021.00)	39,958.00	30,946.00
Total Operating Expenses	1,370.00	2,745.00	(1,375.00)	9,012.00	13,033.00	(4,021.00)	39,958.00	30,946.00
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	2,745.00	(1,375.00)	9,012.00	13,033.00	(4,021.00)	52,800.00	43,788.00
NET INCOME (LOSS)	1,919.61	1,655.00	264.61	3,145.92	167.00	2,978.92		

Unexpended Budget Report

Monday March 31, 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	2.12	0.00	2.12	(31.88)	0.00	(31.88)	0.00	31.88
Westend Townhomes	2,500.00	2,970.00	(470.00)	7,915.00	8,910.00	(995.00)	35,640.00	27,725.00
Total Income	2,502.12	2,970.00	(467.88)	7,883.12	8,910.00	(1,026.88)	35,640.00	27,756.88
EXPENSES								
Expenses								
Operating Expenses								
Westend Building Exterior	0.00	550.00	(550.00)	100.50	1,650.00	(1,549.50)	6,600.00	6,499.50
Westend FA Contract	274.62	83.00	191.62	455.52	250.00	205.52	1,000.00	544.48
Westend FA Electric	212.59	91.00	121.59	469.61	275.00	194.61	1,100.00	630.39
Westend FA Inspections	0.00	0.00	0.00	0.00	0.00	0.00	510.00	510.00
Westend FA Phone	465.72	233.00	232.72	815.82	700.00	115.82	2,800.00	1,984.18
Westend Landscape	440.00	440.00	0.00	1,320.00	1,320.00	0.00	5,280.00	3,960.00
Westend Management	188.00	188.00	0.00	562.00	562.00	0.00	2,253.00	1,691.00
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	0.00	0.00	0.00	0.00	0.00	150.00	150.00
Total Operating Expenses	1,580.93	1,585.00	(4.07)	5,323.45	6,357.00	(1,033.55)	22,063.00	16,739.55
Total Operating Expenses	1,580.93	1,585.00	(4.07)	5,323.45	6,357.00	(1,033.55)	22,063.00	16,739.55
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	1,580.93	1,585.00	(4.07)	5,323.45	6,357.00	(1,033.55)	35,640.00	30,316.55
NET INCOME (LOSS)	921.19	1,385.00	(463.81)	2,559.67	2,553.00	6.67		