

# Balance Sheet

Saturday January 31, 2015

## Annual Alley Dues

Cash Accounting Year Starts January 1, 2015

### ASSETS

#### Current Assets

Alley Reserves Bank Acc.	\$170,613.36	
SVHOA Operating Account	\$12,891.12	
Total Current Assets		\$183,504.48

TOTAL ASSETS \$183,504.48

### EQUITY

#### Alley Reserve Account

Alley Reserves	\$170,589.24	
Alley Reserves Interest	\$24.12	
Total Alley Reserve Account		\$170,613.36

Current Year Earnings	\$11,970.00	
Retained Earnings	\$921.12	

TOTAL EQUITY \$183,504.48

TOTAL LIABILITIES AND EQUITY \$183,504.48

**Balance Sheet**  
Saturday January 31, 2015

**Courtyard Annual Dues**

Cash Accounting Year Starts January 1, 2015

ASSETS

Current Assets

SVHOA Operating Account

\$3,633.25

Total Current Assets

\$3,633.25

TOTAL ASSETS

\$3,633.25

EQUITY

Current Year Earnings

\$327.00

Retained Earnings

\$3,306.25

TOTAL EQUITY

\$3,633.25

TOTAL LIABILITIES AND EQUITY

\$3,633.25

**Balance Sheet**  
Saturday January 31, 2015

**Highgrove Townhomes**

Cash Accounting Year Starts January 1, 2015

**ASSETS**

Current Assets

HG TH Reserves Bank Acc.	\$32,090.22	
Highgrove TH Reserves CD	\$109,256.80	
SVHOA Operating Account	\$5,839.27	
Total Current Assets		\$147,186.29

TOTAL ASSETS \$147,186.29

**EQUITY**

Highgrove TH Reserve Acc.		
HG Reserve Interest	\$38.62	
Highgrove TH Reserves	\$141,308.40	
Total Highgrove TH Reserve Acc.		\$141,347.02
Current Year Earnings	(\$2,224.72)	
Retained Earnings	\$8,063.99	

TOTAL EQUITY \$147,186.29

TOTAL LIABILITIES AND EQUITY \$147,186.29

**Balance Sheet**  
Saturday January 31, 2015

**Southern Village HOA**

Cash Accounting Year Starts January 1, 2015

**ASSETS**

General Reserves Account			
General Reserves Bank Acc		\$158,008.49	
	Total General Reserves Account		\$158,008.49
Current Assets			
SVHOA Operating Account		\$63,579.41	
	Total Current Assets		\$63,579.41
	<b>TOTAL ASSETS</b>		<u>\$221,587.90</u>

**EQUITY**

General Reserves Account			
General Reserves		\$157,983.61	
Reserve Interest		\$24.88	
	Total General Reserves Account		\$158,008.49
Current Year Earnings		\$22,022.58	
Retained Earnings		\$41,556.83	
	<b>TOTAL EQUITY</b>		<u>\$221,587.90</u>
	<b>TOTAL LIABILITIES AND EQUITY</b>		<u>\$221,587.90</u>

# Balance Sheet

Saturday January 31, 2015

## Townhome I

Cash Accounting Year Starts January 1, 2015

### ASSETS

#### Current Assets

SVHOA Operating Account	\$7,380.99	
TH I Reserve Bank Account	\$52,429.62	
Total Current Assets		\$59,810.61
TOTAL ASSETS		<u>\$59,810.61</u>

### EQUITY

Current Year Earnings	\$20.00	
Retained Earnings	\$7,360.99	
TH I Reserve Account		
TH I Reserves	\$52,422.01	
TH I Reserves Interest	\$7.61	
Total TH I Reserve Account		\$52,429.62
TOTAL EQUITY		<u>\$59,810.61</u>
TOTAL LIABILITIES AND EQUITY		<u>\$59,810.61</u>

**Balance Sheet**  
Saturday January 31, 2015

**Townhome II**

Cash Accounting Year Starts January 1, 2015

**ASSETS**

Current Assets

SVHOA Operating Account	\$9,465.87	
TH II Reserve Bank Acc.	\$108,191.97	
Townhome II Reserves CD	\$109,256.80	
Total Current Assets		\$226,914.64

TOTAL ASSETS \$226,914.64

**EQUITY**

Current Year Earnings	(\$5,803.45)	
Retained Earnings	\$15,269.32	
TH II Reserve Account		
TH II Reserves	\$217,395.32	
TH II Reserves Interest	\$53.45	
Total TH II Reserve Account		\$217,448.77

TOTAL EQUITY \$226,914.64

TOTAL LIABILITIES AND EQUITY \$226,914.64

**Balance Sheet**  
Saturday January 31, 2015

**Westend Townhomes**

Cash Accounting Year Starts January 1, 2015

**ASSETS**

Current Assets

SVHOA Operating Account	(\$84.98)	
Westend ReserveBK Account	\$27,381.63	
Total Current Assets		\$27,296.65
TOTAL ASSETS		<u>\$27,296.65</u>

**EQUITY**

Current Year Earnings	(\$1,581.00)	
Retained Earnings	\$1,496.02	
Westend Reserve Account		
Westend Reserves	\$27,379.76	
Westend Reserves Interest	\$1.87	
Total Westend Reserve Account		\$27,381.63
TOTAL EQUITY		<u>\$27,296.65</u>
TOTAL LIABILITIES AND EQUITY		<u>\$27,296.65</u>

# Unexpended Budget Report

Saturday January 31, 2015

## 2015 Alleyways Budget

Annual Alley Dues Cash Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Alley Reserves Interest	24.12	0.00	24.12	24.12	0.00	24.12	0.00	(24.12)
Annual Alley Dues	13,170.00	12,210.00	960.00	13,170.00	12,210.00	960.00	36,210.00	23,040.00
Total Income	13,194.12	12,210.00	984.12	13,194.12	12,210.00	984.12	36,210.00	23,015.88
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Alley Management	1,200.00	1,200.00	0.00	1,200.00	1,200.00	0.00	1,200.00	0.00
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	1,200.00	1,200.00	0.00	1,200.00	1,200.00	0.00	6,200.00	5,000.00
Total Operating Expenses	1,200.00	1,200.00	0.00	1,200.00	1,200.00	0.00	6,200.00	5,000.00
Reserves: Capital Expense								
Transfer to Alley Reserve	0.00	0.00	0.00	0.00	0.00	0.00	30,010.00	30,010.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	30,010.00	30,010.00
TOTAL EXPENSES	1,200.00	1,200.00	0.00	1,200.00	1,200.00	0.00	36,210.00	35,010.00
NET INCOME (LOSS)	11,994.12	11,010.00	984.12	11,994.12	11,010.00	984.12		



# Unexpended Budget Report

Saturday January 31, 2015

## 2015 Courtyard Budget

Courtyard Annual Dues Cash Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Annual Courtyard Dues	1,250.00	1,500.00	(250.00)	1,250.00	1,500.00	(250.00)	7,000.00	5,750.00
Total Income	1,250.00	1,500.00	(250.00)	1,250.00	1,500.00	(250.00)	7,000.00	5,750.00
<b>TOTAL INCOME</b>	<b>1,250.00</b>	<b>1,500.00</b>	<b>(250.00)</b>	<b>1,250.00</b>	<b>1,500.00</b>	<b>(250.00)</b>	<b>7,000.00</b>	<b>5,750.00</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Courtyard Landscape	323.00	333.00	(10.00)	323.00	333.00	(10.00)	4,000.00	3,677.00
Courtyard Management Fee	600.00	600.00	0.00	600.00	600.00	0.00	600.00	0.00
Courtyard Mulch	0.00	0.00	0.00	0.00	0.00	0.00	2,400.00	2,400.00
Total Operating Expenses	923.00	933.00	(10.00)	923.00	933.00	(10.00)	7,000.00	6,077.00
Total Operating Expenses	923.00	933.00	(10.00)	923.00	933.00	(10.00)	7,000.00	6,077.00
<b>TOTAL EXPENSES</b>	<b>923.00</b>	<b>933.00</b>	<b>(10.00)</b>	<b>923.00</b>	<b>933.00</b>	<b>(10.00)</b>	<b>7,000.00</b>	<b>6,077.00</b>
<b>NET INCOME (LOSS)</b>	<b>327.00</b>	<b>567.00</b>	<b>(240.00)</b>	<b>327.00</b>	<b>567.00</b>	<b>(240.00)</b>		

# Unexpended Budget Report

Saturday January 31, 2015

## 2015 Highgrove Townhomes Budget

Highgrove Townhomes Cash Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
HG Reserve Interest	38.62	0.00	38.62	38.62	0.00	38.62	0.00	(38.62)
Highgrove Monthly Dues	7,465.00	6,000.00	1,465.00	7,465.00	6,000.00	1,465.00	72,000.00	64,535.00
Total Income	7,503.62	6,000.00	1,503.62	7,503.62	6,000.00	1,503.62	72,000.00	64,496.38
<b>TOTAL INCOME</b>	7,503.62	6,000.00	1,503.62	7,503.62	6,000.00	1,503.62	72,000.00	64,496.38
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
HG Landscape Non Contract	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
Highgrove Build Exterior	300.00	667.00	(367.00)	300.00	667.00	(367.00)	8,000.00	7,700.00
Highgrove FA Contract	381.00	495.00	(114.00)	381.00	495.00	(114.00)	1,980.00	1,599.00
Highgrove FA Electric	193.04	175.00	18.04	193.04	175.00	18.04	2,100.00	1,906.96
Highgrove FA Inspections	0.00	0.00	0.00	0.00	0.00	0.00	1,010.00	1,010.00
Highgrove FA Phone	505.68	465.00	40.68	505.68	465.00	40.68	5,590.00	5,084.32
Highgrove Landscape	810.00	810.00	0.00	810.00	810.00	0.00	9,720.00	8,910.00
Highgrove Management Fee	7,500.00	7,500.00	0.00	7,500.00	7,500.00	0.00	7,500.00	0.00
Highgrove Mulch	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
Highgrove Print & Postage	0.00	0.00	0.00	0.00	0.00	0.00	275.00	275.00
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)	0.00	500.00	(500.00)	6,400.00	6,400.00
Total Operating Expenses	9,689.72	10,612.00	(922.28)	9,689.72	10,612.00	(922.28)	48,255.00	38,565.28
Total Operating Expenses	9,689.72	10,612.00	(922.28)	9,689.72	10,612.00	(922.28)	48,255.00	38,565.28
Reserves: Capital Expense								
Highgrove Reserve Transfr	0.00	0.00	0.00	0.00	0.00	0.00	23,745.00	23,745.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	23,745.00	23,745.00
<b>TOTAL EXPENSES</b>	9,689.72	10,612.00	(922.28)	9,689.72	10,612.00	(922.28)	72,000.00	62,310.28
<b>NET INCOME (LOSS)</b>	(2,186.10)	(4,612.00)	2,425.90	(2,186.10)	(4,612.00)	2,425.90		

# Unexpended Budget Report

Saturday January 31, 2015

## 2015 SVHOA Budget

Southern Village HOA Cash Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Annual Assessmt	61,525.50	55,000.00	6,525.50	61,525.50	55,000.00	6,525.50	162,680.00	101,154.50
Assessment Class III	490.00	490.00	0.00	490.00	490.00	0.00	490.00	0.00
Assessment Sub-Associat.	675.00	1,000.00	(325.00)	675.00	1,000.00	(325.00)	17,250.00	16,575.00
Assessment SV Apartments	0.00	0.00	0.00	0.00	0.00	0.00	3,675.00	3,675.00
Other income	0.00	82.00	(82.00)	0.00	82.00	(82.00)	990.00	990.00
Reserve Interest	24.88	0.00	24.88	24.88	0.00	24.88	0.00	(24.88)
Total Income	62,715.38	56,572.00	6,143.38	62,715.38	56,572.00	6,143.38	185,085.00	122,369.62
<b>TOTAL INCOME</b>	62,715.38	56,572.00	6,143.38	62,715.38	56,572.00	6,143.38	185,085.00	122,369.62
<b>EXPENSES</b>								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Landscape	3,443.00	3,443.00	0.00	3,443.00	3,443.00	0.00	41,316.00	37,873.00
Mulch All Areas	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00	8,000.00
Parks	0.00	1,000.00	(1,000.00)	0.00	1,000.00	(1,000.00)	12,000.00	12,000.00
Pond Care Contract	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
Pond Improvements	0.00	0.00	0.00	0.00	0.00	0.00	2,400.00	2,400.00
Trees (Street Care)	0.00	2,583.00	(2,583.00)	0.00	2,583.00	(2,583.00)	31,000.00	31,000.00
Total Maintenance Expenses	3,443.00	7,026.00	(3,583.00)	3,443.00	7,026.00	(3,583.00)	99,716.00	96,273.00
Total Maintenance Expenses	3,443.00	7,026.00	(3,583.00)	3,443.00	7,026.00	(3,583.00)	99,716.00	96,273.00
Electric	283.06	242.00	41.06	283.06	242.00	41.06	2,900.00	2,616.94
Market Street Events	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00
Misc.	0.00	25.00	(25.00)	0.00	25.00	(25.00)	279.00	279.00
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	0.00	0.00	0.00	5,000.00	5,000.00
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	400.00	400.00
Trash Cans (Wkly Service)	600.00	650.00	(50.00)	600.00	650.00	(50.00)	7,800.00	7,200.00
Water & Sewer Common Area	31.86	60.00	(28.14)	31.86	60.00	(28.14)	4,300.00	4,268.14

# Unexpended Budget Report

Saturday January 31, 2015

## 2015 SVHOA Budget (Continued)

Southern Village HOA Cash Accounting Year Starts January 1, 2015

EXPENSES (Continued)	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
Total Operating Expenses	4,357.92	8,003.00	(3,645.08)	4,357.92	8,003.00	(3,645.08)	133,945.00	129,587.08
SVHOA Administration								
Admin Misc. & Bank Fees	0.00	116.00	(116.00)	0.00	116.00	(116.00)	1,400.00	1,400.00
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	4,800.00	4,800.00
Legal	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00	3,000.00
Management Contract Fee	36,200.00	36,200.00	0.00	36,200.00	36,200.00	0.00	36,200.00	0.00
Printing & Postage	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
Tax Return Preparation	0.00	0.00	0.00	0.00	0.00	0.00	740.00	740.00
Website	110.00	208.00	(98.00)	110.00	208.00	(98.00)	2,500.00	2,390.00
Total SVHOA Administration	36,310.00	36,774.00	(464.00)	36,310.00	36,774.00	(464.00)	51,140.00	14,830.00
TOTAL EXPENSES	40,667.92	44,777.00	(4,109.08)	40,667.92	44,777.00	(4,109.08)	185,085.00	144,417.08
NET INCOME (LOSS)	22,047.46	11,795.00	10,252.46	22,047.46	11,795.00	10,252.46		

# Unexpended Budget Report

Saturday January 31, 2015

## 2015 Townhome 1 Budget

Townhome I Cash Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
TH I Reserves Interest	7.61	0.00	7.61	7.61	0.00	7.61	0.00	(7.61)
Townhome I Dues	2,872.00	2,016.00	856.00	2,872.00	2,016.00	856.00	24,192.00	21,320.00
Total Income	2,879.61	2,016.00	863.61	2,879.61	2,016.00	863.61	24,192.00	21,312.39
<b>TOTAL INCOME</b>								
	2,879.61	2,016.00	863.61	2,879.61	2,016.00	863.61	24,192.00	21,312.39
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
HG Landscape Non Contract	0.00	0.00	0.00	0.00	0.00	0.00	800.00	800.00
TH I Building Exterior	0.00	166.00	(166.00)	0.00	166.00	(166.00)	2,000.00	2,000.00
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	354.00	(2.00)	352.00	354.00	(2.00)	4,250.00	3,898.00
TH I Management	2,500.00	2,500.00	0.00	2,500.00	2,500.00	0.00	2,500.00	0.00
TH I Mulch	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	1,200.00
TH I Printing & Postage	0.00	0.00	0.00	0.00	0.00	0.00	160.00	160.00
TH I Termite Inspection	0.00	0.00	0.00	0.00	0.00	0.00	560.00	560.00
Total Operating Expenses	2,852.00	3,020.00	(168.00)	2,852.00	3,020.00	(168.00)	11,870.00	9,018.00
Total Operating Expenses	2,852.00	3,020.00	(168.00)	2,852.00	3,020.00	(168.00)	11,870.00	9,018.00
Reserves: Capital Expense								
TH I Reserve Transfer	0.00	0.00	0.00	0.00	0.00	0.00	12,322.00	12,322.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	12,322.00	12,322.00
<b>TOTAL EXPENSES</b>								
	2,852.00	3,020.00	(168.00)	2,852.00	3,020.00	(168.00)	24,192.00	21,340.00
<b>NET INCOME (LOSS)</b>								
	27.61	(1,004.00)	1,031.61	27.61	(1,004.00)	1,031.61		

# Unexpended Budget Report

Saturday January 31, 2015

## 2015 Townhome II Budget

Townhome II Cash Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
TH II Reserves Interest	53.45	0.00	53.45	53.45	0.00	53.45	0.00	(53.45)
Townhome II Monthly Dues	3,596.55	4,400.00	(803.45)	3,596.55	4,400.00	(803.45)	52,800.00	49,203.45
Total Income	3,650.00	4,400.00	(750.00)	3,650.00	4,400.00	(750.00)	52,800.00	49,150.00
<b>TOTAL INCOME</b>	3,650.00	4,400.00	(750.00)	3,650.00	4,400.00	(750.00)	52,800.00	49,150.00
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH II Building Exterior	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00	6,000.00
TH II Lansdscape	900.00	900.00	0.00	900.00	900.00	0.00	10,800.00	9,900.00
TH II Lndspe Non-Contract	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00	3,000.00
TH II Management	8,500.00	8,500.00	0.00	8,500.00	8,500.00	0.00	8,500.00	0.00
TH II Mulch	0.00	0.00	0.00	0.00	0.00	0.00	4,800.00	4,800.00
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	9,400.00	10,150.00	(750.00)	9,400.00	10,150.00	(750.00)	35,325.00	25,925.00
Total Operating Expenses	9,400.00	10,150.00	(750.00)	9,400.00	10,150.00	(750.00)	35,325.00	25,925.00
Reserves: Capital Expense								
TH II Tranfer to Reserves	0.00	0.00	0.00	0.00	0.00	0.00	17,475.00	17,475.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	17,475.00	17,475.00
<b>TOTAL EXPENSES</b>	9,400.00	10,150.00	(750.00)	9,400.00	10,150.00	(750.00)	52,800.00	43,400.00
<b>NET INCOME (LOSS)</b>	(5,750.00)	(5,750.00)		(5,750.00)	(5,750.00)			

# Unexpended Budget Report

Saturday January 31, 2015

## 2015 Westend Townhomes Budget

Westend Townhomes Cash Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Westend Reserves Interest	1.87	0.00	1.87	1.87	0.00	1.87	0.00	(1.87)
Westend Townhomes	3,320.00	2,970.00	350.00	3,320.00	2,970.00	350.00	35,640.00	32,320.00
Total Income	3,321.87	2,970.00	351.87	3,321.87	2,970.00	351.87	35,640.00	32,318.13
<b>TOTAL INCOME</b>								
	3,321.87	2,970.00	351.87	3,321.87	2,970.00	351.87	35,640.00	32,318.13
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
WE TH Landscope-NonContract	0.00	0.00	0.00	0.00	0.00	0.00	750.00	750.00
Westend Building Exterior	0.00	416.00	(416.00)	0.00	416.00	(416.00)	5,000.00	5,000.00
Westend FA Contract	274.62	275.00	(0.38)	274.62	275.00	(0.38)	1,100.00	825.38
Westend FA Electric	180.70	93.00	87.70	180.70	93.00	87.70	1,100.00	919.30
Westend FA Inspections	0.00	0.00	0.00	0.00	0.00	0.00	510.00	510.00
Westend FA Phone	505.68	233.00	272.68	505.68	233.00	272.68	2,800.00	2,294.32
Westend Landscape	440.00	440.00	0.00	440.00	440.00	0.00	5,280.00	4,840.00
Westend Management	3,500.00	3,500.00	0.00	3,500.00	3,500.00	0.00	3,500.00	0.00
Westend Mulch	0.00	0.00	0.00	0.00	0.00	0.00	1,600.00	1,600.00
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	4,901.00	4,957.00	(56.00)	4,901.00	4,957.00	(56.00)	22,560.00	17,659.00
<b>Total Operating Expenses</b>								
	4,901.00	4,957.00	(56.00)	4,901.00	4,957.00	(56.00)	22,560.00	17,659.00
Reserves: Capital Expense								
Westend Reserve Transfer	0.00	0.00	0.00	0.00	0.00	0.00	13,080.00	13,080.00
Total Reserves: Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	13,080.00	13,080.00
<b>TOTAL EXPENSES</b>								
	4,901.00	4,957.00	(56.00)	4,901.00	4,957.00	(56.00)	35,640.00	30,739.00
<b>NET INCOME (LOSS)</b>								
	(1,579.13)	(1,987.00)	407.87	(1,579.13)	(1,987.00)	407.87		