

# Balance Sheet

Thursday December 31, 2009

## Annual Alley Dues

Cash Accounting Year Starts January 1, 2009

### ASSETS

#### Current Assets

Alley Reserves Bank Acc.	\$67,859.98	
SVHOA Operating Account	\$98.00	
Total Current Assets		\$67,957.98

TOTAL ASSETS \$67,957.98

### EQUITY

#### Alley Reserve Account

Alley Reserves	\$67,331.66	
Alley Reserves Interest	\$755.82	
Total Alley Reserve Account		\$68,087.48

Current Year Earnings (\$221.00)

Retained Earnings \$91.50

TOTAL EQUITY \$67,957.98

TOTAL LIABILITIES AND EQUITY \$67,957.98

# Balance Sheet

Thursday December 31, 2009

## Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2009

### ASSETS

#### Current Assets

SVHOA Operating Account

\$594.76

Total Current Assets

\$594.76

TOTAL ASSETS

\$594.76

### EQUITY

Current Year Earnings

\$525.12

Retained Earnings

\$69.64

TOTAL EQUITY

\$594.76

TOTAL LIABILITIES AND EQUITY

\$594.76

# Balance Sheet

Thursday December 31, 2009

## Highgrove Townhomes

Cash Accounting Year Starts January 1, 2009

### ASSETS

#### Current Assets

HG TH Reserves Bank Acc.	\$54,308.94	
Highgrove TH Reserves CD	\$103,773.02	
SVHOA Operating Account	\$798.56	
Total Current Assets		\$158,880.52

TOTAL ASSETS \$158,880.52

### LIABILITIES

Open Credits	\$168.26	
TOTAL LIABILITIES		<u>\$168.26</u>

### EQUITY

Highgrove TH Reserve Acc.		
Highgrove TH Reserves	\$151,894.58	
Total Highgrove TH Reserve Acc.		\$151,894.58

#### Current Assets

General Reserves Account		
Reserve Equity	\$5,732.00	
Total General Reserves Account	\$5,732.00	
Total Current Assets		\$5,732.00

Current Year Earnings	\$2,742.28	
Retained Earnings	(\$1,656.60)	

TOTAL EQUITY \$158,712.26

TOTAL LIABILITIES AND EQUITY \$158,880.52

# Balance Sheet

Thursday December 31, 2009

## Southern Village HOA

Cash Accounting Year Starts January 1, 2009

### ASSETS

General Reserves Account			
General Reserves Bank Acc		\$121,022.05	
	Total General Reserves Account		\$121,022.05
Current Assets			
SVHOA Operating Account		\$9,248.11	
	Total Current Assets		\$9,248.11
	TOTAL ASSETS		<u>\$130,270.16</u>

### EQUITY

Current Assets			
General Reserves Account			
General Reserves		<u>\$120,790.83</u>	
	Total General Reserves Account	\$120,790.83	
	Total Current Assets		\$120,790.83
Current Year Earnings		\$1,775.37	
Retained Earnings		\$7,703.96	
	TOTAL EQUITY		<u>\$130,270.16</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$130,270.16</u>

# Balance Sheet

Thursday December 31, 2009

## Townhome I

Cash Accounting Year Starts January 1, 2009

### ASSETS

#### Current Assets

SVHOA Operating Account	\$3,982.46	
TH I Reserve Bank Account	\$51,319.31	
Total Current Assets		\$55,301.77

TOTAL ASSETS \$55,301.77

### EQUITY

#### Current Assets

General Reserves Account		
Reserve Equity	\$4,725.36	
Total General Reserves Account	\$4,725.36	

Total Current Assets \$4,725.36

Current Year Earnings	\$0.00	
Retained Earnings	\$4,198.46	
TH I Reserve Account		
TH I Reserves	\$46,377.95	
Total TH I Reserve Account		\$46,377.95

TOTAL EQUITY \$55,301.77

TOTAL LIABILITIES AND EQUITY \$55,301.77

# Balance Sheet

Thursday December 31, 2009

## Townhome II

Cash Accounting Year Starts January 1, 2009

### ASSETS

#### Current Assets

SVHOA Operating Account	\$7,960.51
TH II Reserve Bank Acc.	\$103,492.41
Townhome II Reserves CD	\$103,982.21

Total Current Assets \$215,435.13

**TOTAL ASSETS** \$215,435.13

### LIABILITIES

Open Credits	\$1,131.17
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**TOTAL LIABILITIES** \$1,131.17

### EQUITY

#### Current Assets

General Reserves Account	
Reserve Equity	\$18,568.94

Total General Reserves Account \$18,568.94

Total Current Assets \$18,568.94

Current Year Earnings	\$0.00
Retained Earnings	\$6,503.59

TH II Reserve Account	
TH II Reserves	\$189,231.43

Total TH II Reserve Account \$189,231.43

**TOTAL EQUITY** \$214,303.96

**TOTAL LIABILITIES AND EQUITY** \$215,435.13

# Balance Sheet

Thursday December 31, 2009

## West End Townhomes

Cash Accounting Year Starts January 1, 2009

### ASSETS

#### Current Assets

SVHOA Operating Account \$1,474.44  
Westend ReserveBK Account \$34,755.35

Total Current Assets \$36,229.79

TOTAL ASSETS \$36,229.79

### LIABILITIES

Open Credits \$1,759.81

TOTAL LIABILITIES \$1,759.81

### EQUITY

#### Current Assets

General Reserves Account  
Reserve Equity \$4,963.25

Total General Reserves Account \$4,963.25

Total Current Assets \$4,963.25

Current Year Earnings \$0.00

Retained Earnings (\$188.95)

Westend Reserves \$29,695.68

TOTAL EQUITY \$34,469.98

TOTAL LIABILITIES AND EQUITY \$36,229.79

# Unexpended Budget Report

Thursday December 31, 2009

## Alley Reserves 2009 Budget

Annual Alley Dues Cash Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Alley Reserves Interest	79.28	0.00	79.28	755.82	0.00	755.82	0.00	(755.82)
Annual Alley Dues	0.00	0.00	0.00	20,433.00	20,629.00	(196.00)	20,629.00	196.00
Total Income	79.28	0.00	79.28	21,188.82	20,629.00	559.82	20,629.00	(559.82)
<b>TOTAL INCOME</b>	<b>79.28</b>	<b>0.00</b>	<b>79.28</b>	<b>21,188.82</b>	<b>20,629.00</b>	<b>559.82</b>	<b>20,629.00</b>	<b>(559.82)</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Alleyway Repairs	0.00	0.00	0.00	1,500.00	0.00	1,500.00	0.00	(1,500.00)
Total Operating Expenses	0.00	0.00	0.00	1,500.00	0.00	1,500.00	0.00	(1,500.00)
Total Operating Expenses	0.00	0.00	0.00	1,500.00	0.00	1,500.00	0.00	(1,500.00)
Reserves: Capital Expendit								
Transfer to Alley Reserve	0.00	0.00	0.00	19,154.00	20,629.00	(1,475.00)	20,629.00	1,475.00
Total Reserves: Capital Expendit	0.00	0.00	0.00	19,154.00	20,629.00	(1,475.00)	20,629.00	1,475.00
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>20,654.00</b>	<b>20,629.00</b>	<b>25.00</b>	<b>20,629.00</b>	<b>(25.00)</b>
<b>NET INCOME (LOSS)</b>	<b>79.28</b>		<b>79.28</b>	<b>534.82</b>		<b>534.82</b>		



# Unexpended Budget Report

Thursday December 31, 2009

## Courtyard 2009 Budget

Courtyard Annual Dues Cash Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Annual Courtyard Dues	0.00	0.00	0.00	6,500.00	6,500.00	0.00	6,500.00	0.00
Total Income	0.00	0.00	0.00	6,500.00	6,500.00	0.00	6,500.00	0.00
<b>TOTAL INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,500.00</b>	<b>6,500.00</b>	<b>0.00</b>	<b>6,500.00</b>	<b>0.00</b>
<b>EXPENSES</b>								
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 Management Fee	0.00	0.00	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	525.00	(525.00)	525.00	525.00
Total Operating Expenses	408.74	408.75	(0.01)	5,974.88	6,500.00	(525.12)	6,500.00	525.12
Total Operating Expenses	408.74	408.75	(0.01)	5,974.88	6,500.00	(525.12)	6,500.00	525.12
<b>TOTAL EXPENSES</b>	<b>408.74</b>	<b>408.75</b>	<b>(0.01)</b>	<b>5,974.88</b>	<b>6,500.00</b>	<b>(525.12)</b>	<b>6,500.00</b>	<b>525.12</b>
<b>NET INCOME (LOSS)</b>	<b>(408.74)</b>	<b>(408.75)</b>	<b>0.01</b>	<b>525.12</b>		<b>525.12</b>		

# Unexpended Budget Report

Thursday December 31, 2009

## Highgrove Townhomes 2009 Budget

Highgrove Townhomes Cash Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
HG Reserve Interest	183.84	0.00	183.84	2,657.59	0.00	2,657.59	0.00	(2,657.59)
Highgrove Monthly Dues	4,917.62	4,625.00	292.62	55,125.50	55,500.00	(374.50)	55,500.00	374.50
Total Income	5,101.46	4,625.00	476.46	57,783.09	55,500.00	2,283.09	55,500.00	(2,283.09)
<b>TOTAL INCOME</b>	<b>5,101.46</b>	<b>4,625.00</b>	<b>476.46</b>	<b>57,783.09</b>	<b>55,500.00</b>	<b>2,283.09</b>	<b>55,500.00</b>	<b>(2,283.09)</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Highgrove Build Exterior	100.00	400.00	(300.00)	1,541.64	4,722.00	(3,180.36)	4,722.00	3,180.36
Highgrove Landscape	817.00	817.00	0.00	9,804.00	9,804.00	0.00	9,804.00	0.00
Highgrove Management Fee	0.00	0.00	0.00	3,668.00	3,668.00	0.00	3,668.00	0.00
Highgrove Mulch	1,125.00	1,000.00	125.00	1,125.00	1,000.00	125.00	1,000.00	(125.00)
Highgrove Print & Postage	121.00	0.00	121.00	131.24	200.00	(68.76)	200.00	68.76
Highgrove Security Contrt	0.00	0.00	0.00	2,278.21	1,920.00	358.21	1,920.00	(358.21)
Highgrove Security Electr	170.59	149.00	21.59	1,468.37	1,796.00	(327.63)	1,796.00	327.63
Highgrove Security Phone	374.04	331.00	43.04	5,216.45	3,980.00	1,236.45	3,980.00	(1,236.45)
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	519.35	150.00	369.35	3,210.15	1,800.00	1,410.15	1,800.00	(1,410.15)
Total Operating Expenses	3,226.98	2,847.00	379.98	30,171.06	30,690.00	(518.94)	30,690.00	518.94
Total Operating Expenses	3,226.98	2,847.00	379.98	30,171.06	30,690.00	(518.94)	30,690.00	518.94
SVHOA Administration								
Legal	0.00	0.00	0.00	137.75	0.00	137.75	0.00	(137.75)
Total SVHOA Administration	0.00	0.00	0.00	137.75	0.00	137.75	0.00	(137.75)
Reserves: Capital Expendit								
Highgrove Reserve Transfr	5,732.00	2,061.00	3,671.00	24,732.00	24,732.00	0.00	24,732.00	0.00
Total Reserves: Capital Expendit	5,732.00	2,061.00	3,671.00	24,732.00	24,732.00	0.00	24,732.00	0.00
<b>TOTAL EXPENSES</b>	<b>8,958.98</b>	<b>4,908.00</b>	<b>4,050.98</b>	<b>55,040.81</b>	<b>55,422.00</b>	<b>(381.19)</b>	<b>55,422.00</b>	<b>381.19</b>

# Unexpended Budget Report

Thursday December 31, 2009

<b>NET INCOME (LOSS)</b>	<u>(3,857.52)</u>	<u>(283.00)</u>	<u>(3,574.52)</u>	<u>2,742.28</u>	<u>78.00</u>	<u>2,664.28</u>
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# Unexpended Budget Report

Thursday December 31, 2009

## 2009 SVHOA Budget

Southern Village HOA Cash Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Annual Assessmt	585.00	0.00	585.00	163,265.00	163,170.00	95.00	163,170.00	(95.00)
Assessment Class III	0.00	0.00	0.00	490.00	490.00	0.00	490.00	0.00
Assessment Sub-Associat.	0.00	0.00	0.00	18,170.00	18,170.00	0.00	18,170.00	0.00
Assessment SV Apartments	0.00	0.00	0.00	3,193.84	3,194.00	(0.16)	3,194.00	0.16
Late Fee Income	120.00	0.00	120.00	1,364.00	0.00	1,364.00	0.00	(1,364.00)
Other income	0.00	0.00	0.00	690.00	0.00	690.00	0.00	(690.00)
Reserve Interest	113.02	0.00	113.02	1,438.33	0.00	1,438.33	0.00	(1,438.33)
Total Income	818.02	0.00	818.02	188,611.17	185,024.00	3,587.17	185,024.00	(3,587.17)
TOTAL INCOME	818.02	0.00	818.02	188,611.17	185,024.00	3,587.17	185,024.00	(3,587.17)
<b>EXPENSES</b>								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Landscape	3,031.00	3,333.00	(302.00)	36,372.00	40,000.00	(3,628.00)	40,000.00	3,628.00
Mulch All Areas	0.00	0.00	0.00	1,765.00	2,850.00	(1,085.00)	2,850.00	1,085.00
Parks	250.00	416.00	(166.00)	5,642.88	5,000.00	642.88	5,000.00	(642.88)
Ponds	362.50	362.50	0.00	7,200.00	4,350.00	2,850.00	4,350.00	(2,850.00)
Trees (St. Care Contract)	0.00	2,141.00	(2,141.00)	22,282.00	25,700.00	(3,418.00)	25,700.00	3,418.00
Total Maintenance Expenses	3,643.50	6,252.50	(2,609.00)	73,261.88	77,900.00	(4,638.12)	77,900.00	4,638.12
Total Maintenance Expenses	3,643.50	6,252.50	(2,609.00)	73,261.88	77,900.00	(4,638.12)	77,900.00	4,638.12
Community Watch	0.00	0.00	0.00	41.90	2,500.00	(2,458.10)	2,500.00	2,458.10
Electric	199.29	116.00	83.29	2,527.99	1,394.00	1,133.99	1,394.00	(1,133.99)
Management Fee	0.00	0.00	0.00	17,766.00	17,766.00	0.00	17,766.00	0.00
Market Street Events	0.00	0.00	0.00	10,212.00	8,000.00	2,212.00	8,000.00	(2,212.00)
Misc.	0.00	60.00	(60.00)	(5.00)	725.00	(730.00)	725.00	730.00
Police Substation	0.00	0.00	0.00	5,000.00	5,000.00	0.00	5,000.00	0.00
Storm Water Charge	858.00	0.00	858.00	858.00	1,000.00	(142.00)	1,000.00	142.00
SV Charity Events	0.00	0.00	0.00	0.00	700.00	(700.00)	700.00	700.00
Water & Sewer Common Area	55.45	250.00	(194.55)	2,581.31	3,000.00	(418.69)	3,000.00	418.69
Total Operating Expenses	4,756.24	6,678.50	(1,922.26)	112,244.08	117,985.00	(5,740.92)	117,985.00	5,740.92

# Unexpended Budget Report

Thursday December 31, 2009

## 2009 SVHOA Budget (Continued)

Southern Village HOA Cash Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>EXPENSES (Continued)</b>								
<b>SVHOA Administration</b>								
Administration - Misc.	0.00	43.00	(43.00)	19.90	500.00	(480.10)	500.00	480.10
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	3,358.00	4,000.00	(642.00)	4,000.00	642.00
Legal	0.00	333.00	(333.00)	150.50	4,000.00	(3,849.50)	4,000.00	3,849.50
Management Contract Fee	0.00	0.00	0.00	17,766.00	17,766.00	0.00	17,766.00	0.00
Printing & Postage	438.60	250.00	188.60	1,872.37	3,500.00	(1,627.63)	3,500.00	1,627.63
Tax Return Preparation	0.00	0.00	0.00	325.50	750.00	(424.50)	750.00	424.50
Taxes	0.00	0.00	0.00	826.00	1,000.00	(174.00)	1,000.00	174.00
Website	0.00	333.00	(333.00)	1,284.45	4,000.00	(2,715.55)	4,000.00	2,715.55
<b>Total SVHOA Administration</b>	<b>438.60</b>	<b>959.00</b>	<b>(520.40)</b>	<b>26,041.72</b>	<b>36,016.00</b>	<b>(9,974.28)</b>	<b>36,016.00</b>	<b>9,974.28</b>
<b>Reserves: Capital Expendit</b>								
Greenways & Paths	0.00	1,267.00	(1,267.00)	8,090.00	15,200.00	(7,110.00)	15,200.00	7,110.00
Misc.	0.00	0.00	0.00	0.00	803.00	(803.00)	803.00	803.00
Parks Reserve	0.00	0.00	0.00	10,185.00	8,500.00	1,685.00	8,500.00	(1,685.00)
Reserve Study	0.00	0.00	0.00	2,500.00	2,520.00	(20.00)	2,520.00	20.00
Trees	3,500.00	0.00	3,500.00	3,500.00	4,000.00	(500.00)	4,000.00	500.00
<b>Total Reserves: Capital Expendit</b>	<b>3,500.00</b>	<b>1,267.00</b>	<b>2,233.00</b>	<b>24,275.00</b>	<b>31,023.00</b>	<b>(6,748.00)</b>	<b>31,023.00</b>	<b>6,748.00</b>
<b>Other Expense</b>								
Transfer to Reserves	24,275.00	0.00	24,275.00	24,275.00	0.00	24,275.00	0.00	(24,275.00)
<b>Total Other Expenses</b>	<b>24,275.00</b>	<b>0.00</b>	<b>24,275.00</b>	<b>24,275.00</b>	<b>0.00</b>	<b>24,275.00</b>	<b>0.00</b>	<b>(24,275.00)</b>
<b>TOTAL EXPENSES</b>	<b>32,969.84</b>	<b>8,904.50</b>	<b>24,065.34</b>	<b>186,835.80</b>	<b>185,024.00</b>	<b>1,811.80</b>	<b>185,024.00</b>	<b>(1,811.80)</b>
<b>NET INCOME (LOSS)</b>	<b>(32,151.82)</b>	<b>(8,904.50)</b>	<b>(23,247.32)</b>	<b>1,775.37</b>		<b>1,775.37</b>		

# Unexpended Budget Report

Thursday December 31, 2009

## Townhome I 2009 Budget

Townhome I Cash Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
TH I Reserves Interest	54.43	0.00	54.43	616.42	0.00	616.42	0.00	(616.42)
Townhome I Dues	2,185.00	1,840.00	345.00	22,855.00	22,080.00	775.00	22,080.00	(775.00)
Townhome I Late Fees	0.00	0.00	0.00	40.00	0.00	40.00	0.00	(40.00)
Total Income	2,239.43	1,840.00	399.43	23,511.42	22,080.00	1,431.42	22,080.00	(1,431.42)
<b>TOTAL INCOME</b>	<b>2,239.43</b>	<b>1,840.00</b>	<b>399.43</b>	<b>23,511.42</b>	<b>22,080.00</b>	<b>1,431.42</b>	<b>22,080.00</b>	<b>(1,431.42)</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH I Building Exterior	210.00	133.00	77.00	1,313.88	1,600.00	(286.12)	1,600.00	286.12
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	0.00	0.00	0.00	1,223.00	1,223.00	0.00	1,223.00	0.00
TH I Mulch	900.00	0.00	900.00	900.00	900.00	0.00	900.00	0.00
TH I Printing & Postage	38.00	0.00	38.00	42.30	100.00	(57.70)	100.00	57.70
TH I Termite Inspection	0.00	0.00	0.00	576.00	600.00	(24.00)	600.00	24.00
Total Operating Expenses	1,656.74	641.75	1,014.99	10,480.06	10,928.00	(447.94)	10,928.00	447.94
Total Operating Expenses	1,656.74	641.75	1,014.99	10,480.06	10,928.00	(447.94)	10,928.00	447.94
TH I Reserve Account								
TH I Reserve Transfer	4,725.36	2,846.00	1,879.36	13,031.36	11,152.00	1,879.36	11,152.00	(1,879.36)
Total TH I Reserve Account	4,725.36	2,846.00	1,879.36	13,031.36	11,152.00	1,879.36	11,152.00	(1,879.36)
<b>TOTAL EXPENSES</b>	<b>6,382.10</b>	<b>3,487.75</b>	<b>2,894.35</b>	<b>23,511.42</b>	<b>22,080.00</b>	<b>1,431.42</b>	<b>22,080.00</b>	<b>(1,431.42)</b>
<b>NET INCOME (LOSS)</b>	<b>(4,142.67)</b>	<b>(1,647.75)</b>	<b>(2,494.92)</b>	<b>0.00</b>		<b>0.00</b>		

# Unexpended Budget Report

Thursday December 31, 2009

## Townhome II 2009 Budget

Townhome II Cash Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
TH II Late Fees	0.00	0.00	0.00	140.00	0.00	140.00	0.00	(140.00)
TH II Reserves Interest	226.30	0.00	226.30	3,427.16	0.00	3,427.16	0.00	(3,427.16)
Townhome II Monthly Dues	5,462.40	5,306.00	156.40	58,481.23	59,361.00	(879.77)	59,361.00	879.77
Total Income	5,688.70	5,306.00	382.70	62,048.39	59,361.00	2,687.39	59,361.00	(2,687.39)
<b>TOTAL INCOME</b>	<b>5,688.70</b>	<b>5,306.00</b>	<b>382.70</b>	<b>62,048.39</b>	<b>59,361.00</b>	<b>2,687.39</b>	<b>59,361.00</b>	<b>(2,687.39)</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH II Building Exterior	0.00	458.00	(458.00)	2,313.52	5,500.00	(3,186.48)	5,500.00	3,186.48
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	0.00	0.00	0.00	241.50	0.00	241.50	0.00	(241.50)
TH II Management	0.00	0.00	0.00	4,203.00	4,203.00	0.00	4,203.00	0.00
TH II Mulch	4,033.00	4,100.00	(67.00)	4,033.00	4,100.00	(67.00)	4,100.00	67.00
TH II Printing & Postage	175.00	25.00	150.00	229.43	300.00	(70.57)	300.00	70.57
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	5,125.00	5,500.00	(375.00)	24,004.45	27,107.00	(3,102.55)	27,107.00	3,102.55
Total Operating Expenses	5,125.00	5,500.00	(375.00)	24,004.45	27,107.00	(3,102.55)	27,107.00	3,102.55
Reserves: Capital Expendit								
TH II Building Exterior	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)	5,000.00	5,000.00
TH II Transfer to Reserves	18,568.94	8,500.00	10,068.94	38,043.94	27,975.00	10,068.94	27,975.00	(10,068.94)
Total Reserves: Capital Expendit	18,568.94	8,500.00	10,068.94	38,043.94	32,975.00	5,068.94	32,975.00	(5,068.94)
<b>TOTAL EXPENSES</b>	<b>23,693.94</b>	<b>14,000.00</b>	<b>9,693.94</b>	<b>62,048.39</b>	<b>60,082.00</b>	<b>1,966.39</b>	<b>60,082.00</b>	<b>(1,966.39)</b>
<b>NET INCOME (LOSS)</b>	<b>(18,005.24)</b>	<b>(8,694.00)</b>	<b>(9,311.24)</b>		<b>(721.00)</b>	<b>721.00</b>		

# Unexpended Budget Report

Thursday December 31, 2009

## Westend Townhomes 2009 Budget

West End Townhomes Cash Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Westend Late Fees	0.00	0.00	0.00	20.00	0.00	20.00	0.00	(20.00)
Westend Reserves Interest	0.00	0.00	0.00	372.67	0.00	372.67	0.00	(372.67)
Westend Townhomes	2,989.88	2,645.00	344.88	33,321.84	31,740.00	1,581.84	31,740.00	(1,581.84)
Total Income	2,989.88	2,645.00	344.88	33,714.51	31,740.00	1,974.51	31,740.00	(1,974.51)
<b>TOTAL INCOME</b>								
	2,989.88	2,645.00	344.88	33,714.51	31,740.00	1,974.51	31,740.00	(1,974.51)
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Westend Building Exterior	564.00	183.00	381.00	979.96	2,200.00	(1,220.04)	2,200.00	1,220.04
Westend Landscape	600.52	596.28	4.24	7,206.24	7,202.00	4.24	7,202.00	(4.24)
Westend Management	0.00	0.00	0.00	1,681.00	1,681.00	0.00	1,681.00	0.00
Westend Mulch	2,100.00	2,100.00	0.00	2,100.00	2,100.00	0.00	2,100.00	0.00
Westend Security Contract	0.00	200.00	(200.00)	2,986.65	2,400.00	586.65	2,400.00	(586.65)
Westend Security Electric	120.57	91.00	29.57	868.59	1,100.00	(231.41)	1,100.00	231.41
Westend Security Phone	328.40	208.00	120.40	2,829.56	2,500.00	329.56	2,500.00	(329.56)
Westend Termite Inspect	0.00	0.00	0.00	792.00	800.00	(8.00)	800.00	8.00
Westend TH Water & Sewer	0.00	0.00	0.00	531.92	0.00	531.92	0.00	(531.92)
Westnd Printing & Postage	27.00	0.00	27.00	32.34	100.00	(67.66)	100.00	67.66
Total Operating Expenses	3,740.49	3,378.28	362.21	20,008.26	20,083.00	(74.74)	20,083.00	74.74
Total Operating Expenses	3,740.49	3,378.28	362.21	20,008.26	20,083.00	(74.74)	20,083.00	74.74
Reserves: Capital Expendit								
Westend Reserve Transfer	4,963.25	2,914.00	2,049.25	13,706.25	11,657.00	2,049.25	11,657.00	(2,049.25)
Total Reserves: Capital Expendit	4,963.25	2,914.00	2,049.25	13,706.25	11,657.00	2,049.25	11,657.00	(2,049.25)
<b>TOTAL EXPENSES</b>								
	8,703.74	6,292.28	2,411.46	33,714.51	31,740.00	1,974.51	31,740.00	(1,974.51)
<b>NET INCOME (LOSS)</b>								
	(5,713.86)	(3,647.28)	(2,066.58)	0.00		0.00		