

Governors Village Property Owners Association, Inc
Community Budget Analysis - Monthly
04/30/2013

P O Box 99149
Raleigh NC 27624-9149

Talis Management Group-Raleigh
8305 Falls of Neuse Suite 200
P. O. Box 99149
Raleigh NC 27624

Current MTD Budget	Current MTD Actual	Variance	Acct #		YTD Budget	YTD Actual	Variance	Annual Budget	Remaining Budget
ASSESSMENT INCOME									
0	0.00	0.00	41010	Residential Assessments	175,440	175,440.00	0.00	350,880	-175,440.00
0	0.00	0.00	41026	Apartment Assessments	32,168	32,167.74	-0.26	32,168	-0.26
0	0.00	0.00	41027	Commercial Assessments	388	775.20	387.20	775	0.20
255	136.71	-118.29	41049	Assessment Penalties	1,020	1,683.73	663.73	3,060	-1,376.27
255	136.71	-118.29		TOTAL ASSESSMENT INCOME	209,016	210,066.67	1,050.67	386,883	-176,816.33
INTEREST INCOME									
0	0.19	0.19	41050	Operating Account Inter	0	0.80	0.80	0	0.80
0	21.74	21.74	41051	Reserve Account Interes	0	1,237.87	1,237.87	0	1,237.87
0	0.14	0.14	41052	Paint Fund Interest	0	0.52	0.52	0	0.52
0	22.07	22.07		TOTAL INTEREST INCOME	0	1,239.19	1,239.19	0	1,239.19
OTHER INCOME									
31	0.00	-31.00	41060	Clubhouse/Pool Rentals	124	0.00	-124.00	372	-372.00
23	105.00	82.00	41062	Recreation Keys Sold	92	105.00	13.00	281	-176.00
85	0.00	-85.00	41071	Legal Fees Reimbursed	340	0.00	-340.00	1,020	-1,020.00
68	90.00	22.00	41073	Collection Fees Reimbur	272	345.00	73.00	816	-471.00
0	75.00	75.00	41090	Other Income	0	125.00	125.00	0	125.00
233	0.00	-233.00	41095	Prior Year Cash Bal Fwd	932	0.00	-932.00	2,790	-2,790.00
13,600	13,600.00	0.00	41098	Assessment Transfer Inc	54,400	54,400.00	0.00	163,200	-108,800.00
14,040	13,870.00	-170.00		TOTAL OTHER INCOME	56,160	54,975.00	-1,185.00	168,479	-113,504.00
14,295	14,028.78	-266.22		TOTAL INCOME	265,176	266,280.86	1,104.86	555,362	-289,081.14
EXPENSES									
UTILITIES									
3,656	4,181.55	-525.55	51000	Electricity	14,624	18,975.23	-4,351.23	43,870	24,894.77
23	17.50	5.50	51100	Gas	92	70.00	22.00	281	211.00
200	150.00	50.00	51200	Water	800	642.00	158.00	19,788	19,146.00
0	0.00	0.00	51300	Trash Removal	50	0.00	50.00	510	510.00
125	209.14	-84.14	51400	Telephone	500	836.35	-336.35	1,500	663.65
4,004	4,558.19	-554.19		TOTAL UTILITIES	16,066	20,523.58	-4,457.58	65,949	45,425.42
BUILDING MAINTENANCE									
425	0.00	425.00	52200	Water Control & Repairs	1,700	0.00	1,700.00	5,100	5,100.00
219	0.00	219.00	52504	Cleaning	219	0.00	219.00	969	969.00
765	0.00	765.00	52800	Painting/Pressure Washi	765	0.00	765.00	765	765.00
1,409	0.00	1,409.00		TOTAL BUILDING MAINTENAN	2,684	0.00	2,684.00	6,834	6,834.00
GROUNDS MAINTENANCE									
7,596	8,396.00	-800.00	53000	Grounds Contract	30,384	33,584.00	-3,200.00	91,152	57,568.00
465	470.00	-5.00	53100	Grounds Extra	1,860	6,131.30	-4,271.30	5,583	-548.30
0	0.00	0.00	53100.	Grounds Extra - Apts	900	0.00	900.00	900	900.00
0	0.00	0.00	53100.	Grounds Extra - Forest	5,414	0.00	5,414.00	5,414	5,414.00
283	0.00	283.00	53100.	Grounds Extra - Lake	1,132	600.00	532.00	3,400	2,800.00
583	0.00	583.00	53100.	Grounds Extra - Park	2,332	0.00	2,332.00	6,992	6,992.00
823	0.00	823.00	53100.	Grounds Extra - Townes	3,292	660.00	2,632.00	9,878	9,218.00
759	0.00	759.00	53100.	Grounds Extra - Village	3,036	0.00	3,036.00	9,104	9,104.00
500	0.00	500.00	53101	Mulch/Pinestraw	23,351	434.00	22,917.00	25,851	25,417.00
0	0.00	0.00	53102	Flowers	0	0.00	0.00	11,220	11,220.00
170	0.00	170.00	53200	Parking Streets Walks &	680	1,784.14	-1,104.14	2,040	255.86
51	0.00	51.00	53300	Extermination	204	0.00	204.00	612	612.00
102	0.00	102.00	53400	Lighting Repair/Mainten	408	0.00	408.00	1,224	1,224.00
1,360	925.00	435.00	53500	Lake Maintenance	5,440	2,311.00	3,129.00	16,320	14,009.00
1,000	0.00	1,000.00	53509	Lake Enhancement	4,000	0.00	4,000.00	12,000	12,000.00
77	0.00	77.00	53600	Fence Maintenance	308	0.00	308.00	918	918.00
170	0.00	170.00	53700	Irrigation Repairs/Main	680	0.00	680.00	2,040	2,040.00
128	0.00	128.00	53800	Entrance Maintenance &	512	0.00	512.00	1,530	1,530.00
833	0.00	833.00	53900	Tree Removal	3,332	0.00	3,332.00	10,000	10,000.00
14,900	9,791.00	5,109.00		TOTAL GROUNDS MAINTENAN	87,265	45,504.44	41,760.56	216,178	170,673.56
COMMITTEES & PRGRAMING									
25	0.00	25.00	54000	Communications/Newslett	100	0.00	100.00	300	300.00
100	83.35	16.65	54200	Recreation Programs	400	83.35	316.65	1,200	1,116.65

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17	0.00	17.00	54400	Youth Activities	68	0.00	68.00	200	200.00
25	0.00	25.00	54401	Soda Machine at Pool	100	0.00	100.00	300	300.00
0	0.00	0.00	54500	Social	0	196.98	-196.98	7,000	6,803.02
13	0.00	13.00	54600	Community Action	52	0.00	52.00	150	150.00
<u>180</u>	<u>83.35</u>	<u>96.65</u>		TOTAL COMMITTEES & PROG	<u>720</u>	<u>280.33</u>	<u>439.67</u>	<u>9,150</u>	<u>8,869.67</u>
				RECREATION					
183	0.00	183.00	55100	Pool Supplies & Chemica	732	0.00	732.00	2,200	2,200.00
213	0.00	213.00	55200	Pool Repairs	852	459.71	392.29	2,550	2,090.29
3,869	3,869.00	0.00	55300	Pool Contract	6,449	6,449.00	0.00	25,799	19,350.00
583	0.00	583.00	55400	Cabana Maintenance	2,332	941.66	1,390.34	7,000	6,058.34
64	0.00	64.00	55500	Tennis Court Maintenanc	256	592.14	-336.14	765	172.86
125	0.00	125.00	55520	Volleyball and Basketba	500	0.00	500.00	1,500	1,500.00
42	0.00	42.00	55601	Special Projects	168	0.00	168.00	500	500.00
153	0.00	153.00	55700	Playground Maintenance	612	0.00	612.00	1,836	1,836.00
0	819.34	-819.34	56100	Furniture & Equipment	0	819.34	-819.34	4,080	3,260.66
306	175.00	131.00	56200	Licenses & Permits	306	175.00	131.00	306	131.00
0	0.00	0.00	56400	Security Services Expen	561	0.00	561.00	561	561.00
<u>5,538</u>	<u>4,863.34</u>	<u>674.66</u>		TOTAL RECREATION	<u>12,768</u>	<u>9,436.85</u>	<u>3,331.15</u>	<u>47,097</u>	<u>37,660.15</u>
				GENERAL ADMINISTRATION					
85	0.00	85.00	57100	Legal/Collection Servic	340	0.00	340.00	1,020	1,020.00
68	90.00	-22.00	57103	Other Collection Charge	272	385.00	-113.00	816	431.00
425	1,520.00	-1,095.00	57200	Legal	1,700	3,390.00	-1,690.00	5,100	1,710.00
0	0.00	0.00	57300	Tax/Audit Preparation	0	0.00	0.00	2,958	2,958.00
3,932	4,010.00	-78.00	57400	Management	15,728	16,040.00	-312.00	47,184	31,144.00
500	0.00	500.00	57500	Other Professional Fees	2,500	0.00	2,500.00	5,000	5,000.00
638	172.42	465.58	57600	Printing, Postage & Sup	2,552	1,069.38	1,482.62	7,650	6,580.62
183	175.93	7.07	57800	Meeting Costs	732	170.15	561.85	2,200	2,029.85
<u>5,831</u>	<u>5,968.35</u>	<u>-137.35</u>		TOTAL GENERAL ADMINISTR	<u>23,824</u>	<u>21,054.53</u>	<u>2,769.47</u>	<u>71,928</u>	<u>50,873.47</u>
				OTHER					
877	862.78	14.22	59000	Insurance Premiums	3,506	3,451.09	54.91	7,890	4,438.91
26	0.00	26.00	59300	Contingency	104	0.00	104.00	312	312.00
0	21.74	-21.74	59400	Transfers to Reserves	38,144	39,382.02	-1,238.02	76,288	36,905.98
833	715.38	117.62	59500	Interest Expense on Loa	3,332	3,133.08	198.92	10,000	6,866.92
0	0.14	-0.14	59600	Transfer to Paint Fund	1,224	1,224.52	-0.52	1,224	-0.52
<u>1,736</u>	<u>1,600.04</u>	<u>135.96</u>		TOTAL OTHER	<u>46,310</u>	<u>47,190.71</u>	<u>-880.71</u>	<u>95,714</u>	<u>48,523.29</u>
<u>33,598</u>	<u>26,864.27</u>	<u>6,733.73</u>		TOTAL EXPENSES	<u>189,637</u>	<u>143,990.44</u>	<u>45,646.56</u>	<u>512,850</u>	<u>368,859.56</u>
<u>-19,303</u>	<u>-12,835.49</u>	<u>6,467.51</u>		EXCESS or (DEFICIT) INC	<u>75,539</u>	<u>122,290.42</u>	<u>46,751.42</u>	<u>42,512</u>	<u>79,778.42</u>