

082 Governors Village Property Owners Association,
Community Budget Analysis - Monthly
07/31/2014

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									
175,440	175,950.00	510.00	41010	Residential Assessments	350,880	351,920.72	1,040.72	350,880	1,040.72
0	0.00	0.00	41026	Apartment Assessments	32,168	32,167.74	-0.26	32,168	-0.26
387	0.00	-387.00	41027	Commercial Assessments	775	775.20	0.20	775	0.20
255	462.43	207.43	41049	Assessment Penalty Late	1,785	2,810.16	1,025.16	3,060	-249.84
176,082	176,412.43	330.43		TOTAL ASSESSMENT INCOME	385,608	387,673.82	2,065.82	386,883	790.82
INTEREST INCOME									
0	0.13	0.13	41050	Interest Income	0	0.87	0.87	0	0.87
183	32.60	-150.40	41051	Reserve Interest Income	1,281	1,475.75	194.75	2,200	-724.25
0	0.14	0.14	41052	Paint Fund Interest	0	0.95	0.95	0	0.95
183	32.87	-150.13		TOTAL INTEREST INCOME	1,281	1,477.57	196.57	2,200	-722.43
OTHER INCOME									
31	75.00	44.00	41060	Clubhouse/Pool Rentals	217	210.00	-7.00	372	-162.00
23	0.00	-23.00	41062	Recreation Keys Sold	161	35.00	-126.00	280	-245.00
0	0.00	0.00	41070	Summer Pool Memberships	0	35.00	35.00	0	35.00
58	225.00	167.00	41071	Legal Fees Reimbursed	406	225.00	-181.00	700	-475.00
58	35.00	-23.00	41073	Collection Fees Reimbur	406	245.00	-161.00	700	-455.00
0	50.00	50.00	41090	Other Income	0	1,000.00	1,000.00	0	1,000.00
13,600	13,600.00	0.00	41098	Associate Assess Transf	95,200	95,200.00	0.00	163,200	-68,000.00
13,770	13,985.00	215.00		TOTAL OTHER INCOME	96,390	96,950.00	560.00	165,252	-68,302.00
190,035	190,430.30	395.30		TOTAL INCOME	483,279	486,101.39	2,822.39	554,335	-68,233.61
EXPENSES									
UTILITIES									
4,167	6,541.12	-2,374.12	51000	Electricity	29,169	31,217.30	-2,048.30	50,000	18,782.70
20	23.37	-3.37	51100	Gas	140	134.78	5.22	236	101.22
1,250	1,811.00	-561.00	51200	Water	8,750	3,895.50	4,854.50	15,000	11,104.50
0	0.00	0.00	51300	Trash Removal	290	310.00	-20.00	510	200.00
150	133.38	16.62	51400	Telephone	1,050	928.07	121.93	1,800	871.93
5,587	8,508.87	-2,921.87		TOTAL UTILITIES	39,399	36,485.65	2,913.35	67,546	31,060.35
BUILDING MAINTENANCE									
0	0.00	0.00	52700	Termite Warranty	0	5,440.00	-5,440.00	0	-5,440.00
0	0.00	0.00		TOTAL BUILDING MAINTENANCE	0	5,440.00	-5,440.00	0	-5,440.00
GROUNDS MAINTENANCE									
6,552	6,552.00	0.00	53000	Grounds Contract	45,864	45,864.00	0.00	78,624	32,760.00
667	5,805.59	-5,138.59	53100	Grounds Extra	4,669	12,064.36	-7,395.36	8,000	-4,064.36
0	0.00	0.00	53100.	Grounds Extra - Apts	900	0.00	900.00	900	0.00
293	0.00	293.00	53100.	Grounds Extra - Forest	2,051	475.00	1,576.00	3,520	3,045.00
282	0.00	282.00	53100.	Grounds Extra - Lake	1,974	0.00	1,974.00	3,382	3,382.00
828	0.00	828.00	53100.	Grounds Extra - Park	5,796	0.00	5,796.00	9,939	9,939.00
920	0.00	920.00	53100.	Grounds Extra - Townes	6,440	0.00	6,440.00	11,044	11,044.00
575	0.00	575.00	53100.	Grounds Extra - Village	4,025	0.00	4,025.00	6,902	6,902.00
2,333	0.00	2,333.00	53101	Mulch/Pinestraw	16,331	0.00	16,331.00	28,000	28,000.00
760	380.00	380.00	53102	Flowers	5,320	4,940.00	380.00	9,120	4,180.00
170	0.00	170.00	53200	Parking Streets Walks &	1,190	5,969.00	-4,779.00	2,040	-3,929.00
51	95.00	-44.00	53300	Extermination	357	285.00	72.00	612	327.00
102	0.00	102.00	53400	Lighting Repair/Mainten	714	0.00	714.00	1,224	1,224.00
667	880.00	-213.00	53500	Lake/Pond Maintenance	4,669	3,733.00	936.00	8,000	4,267.00
1,000	0.00	1,000.00	53509	Lake Enhancement	7,000	0.00	7,000.00	12,000	12,000.00
83	0.00	83.00	53600	Fence Maintenance	581	161.05	419.95	1,000	838.95
250	0.00	250.00	53700	Irrigation Repairs/Main	1,750	6,618.75	-4,868.75	3,000	-3,618.75
128	359.36	-231.36	53800	Entrance Maintenance &	896	667.39	228.61	1,530	862.61
833	2,335.00	-1,502.00	53900	Tree Removal	5,831	4,480.00	1,351.00	10,000	5,520.00
16,494	16,406.95	87.05		TOTAL GROUNDS MAINTENANCE	116,358	85,257.55	31,100.45	198,837	113,579.45
COMMITTEES & PRGRAMING									
25	0.00	25.00	54000	Communications/Newslett	175	0.00	175.00	300	300.00
100	0.00	100.00	54200	Recreation Programs	700	294.96	405.04	1,200	905.04
17	0.00	17.00	54400	Youth Activities	119	0.00	119.00	200	200.00
25	136.92	-111.92	54401	Soda Machine at Pool	175	272.37	-97.37	300	27.63

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0	278.79	-278.79	54500	Social	0	1,480.89	-1,480.89	7,000	5,519.11
29	0.00	29.00	54600	Community Action	203	0.00	203.00	350	350.00
196	415.71	-219.71		TOTAL COMMITTEES & PROG	1,372	2,048.22	-676.22	9,350	7,301.78
				RECREATION					
183	141.34	41.66	55100	Pool Supplies & Miscell	1,281	1,495.51	-214.51	2,200	704.49
213	95.00	118.00	55200	Pool Repairs	1,491	1,371.76	119.24	2,550	1,178.24
3,870	3,951.00	-81.00	55300	Pool Contract	18,059	18,835.50	-776.50	25,799	6,963.50
833	4,650.06	-3,817.06	55400	Cabana Maintenance	5,831	6,111.13	-280.13	10,000	3,888.87
0	22.35	-22.35	55401	Marina Equipment & Misc	0	22.35	-22.35	0	-22.35
83	0.00	83.00	55500	Tennis Court Maintenanc	581	859.93	-278.93	1,000	140.07
83	0.00	83.00	55520	Volleyball and Basketba	581	964.79	-383.79	1,000	35.21
42	0.00	42.00	55601	Special Projects	294	0.00	294.00	500	500.00
153	0.00	153.00	55700	Playground Maintenance	1,071	3,372.91	-2,301.91	1,836	-1,536.91
333	0.00	333.00	56100	Furniture & Equipment	2,331	1,332.73	998.27	4,000	2,667.27
25	0.00	25.00	56200	Licenses & Permits	175	175.00	0.00	300	125.00
0	0.00	0.00	56400	Security Services Expen	561	0.00	561.00	561	561.00
5,818	8,859.75	-3,041.75		TOTAL RECREATION	32,256	34,541.61	-2,285.61	49,746	15,204.39
				GENERAL ADMINISTRATION					
83	0.00	83.00	57100	Legal/Collection Servc	581	0.00	581.00	1,000	1,000.00
70	35.00	35.00	57103	Other Collection Charge	490	245.00	245.00	840	595.00
425	0.00	425.00	57200	Legal	2,975	4,235.00	-1,260.00	5,100	865.00
2,958	0.00	2,958.00	57300	Tax/Audit Preparation	2,958	0.00	2,958.00	2,958	2,958.00
4,010	4,010.00	0.00	57400	Management	28,070	28,070.00	0.00	48,120	20,050.00
292	0.00	292.00	57500	Other Professional Fees	2,044	650.00	1,394.00	3,500	2,850.00
638	664.36	-26.36	57600	Printing, Postage & Sup	4,466	2,552.00	1,914.00	7,650	5,098.00
183	75.00	108.00	57800	Meeting Costs	1,281	232.50	1,048.50	2,200	1,967.50
8,659	4,784.36	3,874.64		TOTAL GENERAL ADMINISTR	42,865	35,984.50	6,880.50	71,368	35,383.50
				OTHER					
677	930.12	-253.12	59000	Insurance Premiums	4,739	6,510.80	-1,771.80	8,127	1,616.20
36	0.00	36.00	59300	Contingency	252	0.00	252.00	432	432.00
48,500	48,532.60	-32.60	59400	Transfers to Reserves	97,000	98,475.75	-1,475.75	97,000	-1,475.75
167	0.00	167.00	59500	Interest Exp on Loans,	1,169	561.32	607.68	2,000	1,438.68
0	0.14	-0.14	59600	Transfer to Paint Fund	0	0.95	-0.95	0	-0.95
49,380	49,462.86	-82.86		TOTAL OTHER	103,160	105,548.82	-2,388.82	107,559	2,010.18
86,134	88,438.50	-2,304.50		TOTAL EXPENSES	335,410	305,306.35	30,103.65	504,406	199,099.65
103,901	101,991.80	-1,909.20		EXCESS or (DEFICIT) INC	147,869	180,795.04	32,926.04	49,929	130,866.04