
Providence Arbours Homeowners Association

May 2009

Monthly Financial Report

Prepared by:

**CAROLINA ASSOCIATION MANAGEMENT
4957 ALBEMARLE ROAD
CHARLOTTE, NC 28205
OFFICE (704) 531-6822
FAX (704) 531-7180**

10:32 AM
06/02/09
accrual Basis

Providence Arbours Homeowners Association
Balance Sheet
As of May 31, 2009

	<u>May 31, 09</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking - Fifth Third	33,410.87
CD @ Fifth Third	<u>11,104.80</u>
Total Checking/Savings	44,515.67
Accounts Receivable	
Accounts Receivable	<u>152.00</u>
Total Accounts Receivable	<u>152.00</u>
Total Current Assets	<u>44,667.67</u>
TOTAL ASSETS	<u><u>44,667.67</u></u>
LIABILITIES & EQUITY	
Equity	
Opening Bal Equity	20,477.70
Net Income	<u>24,189.97</u>
Total Equity	<u>44,667.67</u>
TOTAL LIABILITIES & EQUITY	<u><u>44,667.67</u></u>

10:31 AM

06/02/09

Providence Arbours Homeowners Association
Reconciliation Summary
Checking - Fifth Third, Period Ending 05/31/2009

	<u>May 31, 09</u>
Beginning Balance	34,882.05
Cleared Transactions	
Checks and Payments - 3 Items	-1,521.18
Deposits and Credits - 3 Items	50.00
Total Cleared Transactions	<u>-1,471.18</u>
Cleared Balance	<u>33,410.87</u>
Register Balance as of 05/31/2009	<u>33,410.87</u>
New Transactions	
Checks and Payments - 1 Item	-416.94
Total New Transactions	<u>-416.94</u>
Ending Balance	<u><u>32,993.93</u></u>

Providence Arbours Homeowners Association
Reconciliation Detail
 Checking - Fifth Third, Period Ending 05/31/2009

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						34,882.05
Cleared Transactions						
Checks and Payments - 3 Items						
Check	5/1/2009	345	Carolina Associatio...	X	-422.46	-422.46
Check	5/6/2009	346	Cornerstone Creati...	X	-1,080.00	-1,502.46
Check	5/26/2009	347	Duke Power	X	-18.72	-1,521.18
Total Checks and Payments					-1,521.18	-1,521.18
Deposits and Credits - 3 items						
Check	4/28/2009	342	Cornerstone Creati...	X	0.00	0.00
Deposit	5/27/2009			X	20.00	20.00
Deposit	5/28/2009			X	30.00	50.00
Total Deposits and Credits					50.00	50.00
Total Cleared Transactions					-1,471.18	-1,471.18
Cleared Balance					-1,471.18	33,410.87
Register Balance as of 05/31/2009					-1,471.18	33,410.87
New Transactions						
Checks and Payments - 1 item						
Check	6/1/2009	348	Carolina Associatio...		-416.94	-416.94
Total Checks and Payments					-416.94	-416.94
Total New Transactions					-416.94	-416.94
Ending Balance					-1,888.12	32,993.93



Statement Period Date: 5/1/2009 - 5/29/2009
 Account Type: Bus Basics Checking
 Account Number: 170285282

PROVIDENCE ARBOURS HOA
 OPERATING-ESCROW ACCOUNT
 4957 ALBEMARLE RD
 CHARLOTTE NC 28205-6617



0
 3450

*✓ 1600
 R*

Banking Center: Colony
 Banking Center Phone: 704-688-1435
 Commercial Client Services: 1-800-589-5355
 www.53.com

Account Summary - 170285282

05/01	Beginning Balance	\$34,882.05	Number of Days in Period	29
3	Checks	\$(1,521.18)		
	Withdrawals / Debits			
2	Deposits / Credits	\$50.00		
05/29	Ending Balance	\$33,410.87		

Checks

3 checks totaling \$1,521.18

* Indicates gap in check sequence i = Electronic Image s = Substitute Check

Number	Date Paid	Amount	Number	Date Paid	Amount	Number	Date Paid	Amount
345 i	05/06	422.46	346 i	05/13	1,080.00	347 i	05/28	18.72

Deposits / Credits

2 items totaling \$50.00

Date	Amount	Description
05/27	20.00	DEPOSIT
05/28	30.00	DEPOSIT

Daily Balance Summary

Date	Amount	Date	Amount	Date	Amount
05/06	34,459.59	05/27	33,399.59	05/28	33,410.87
05/13	33,379.59				

YOU SET YOUR GOALS. FIFTH THIRD BANK WILL HELP YOU REACH THEM. TO FIND OUT HOW FIFTH THIRD BANK IS MOVING FORWARD WITH YOU, STOP BY YOUR LOCAL FIFTH THIRD BANKING CENTER. MEMBER FDIC.

10:31 AM

06/02/09

Providence Arbours Homeowners Association
Reconciliation Summary
CD @ Fifth Third, Period Ending 05/31/2009

	<u>May 31, 09</u>
Beginning Balance	11,098.41
Cleared Transactions	
Deposits and Credits - 1 Item	<u>6.39</u>
Total Cleared Transactions	<u>6.39</u>
Cleared Balance	<u>11,104.80</u>
Register Balance as of 05/31/2009	<u>11,104.80</u>
Ending Balance	11,104.80

10:32 AM

06/02/09

Providence Arbours Homeowners Association

Reconciliation Detail

CD @ Fifth Third, Period Ending 05/31/2009

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						11,098.41
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	5/31/2009			X	6.39	6.39
Total Deposits and Credits					6.39	6.39
Total Cleared Transactions					6.39	6.39
Cleared Balance					6.39	11,104.80
Register Balance as of 05/31/2009					6.39	11,104.80
Ending Balance					6.39	11,104.80

Providence Arbours Homeowners Association

Profit & Loss Budget vs. Actual

May 2009

06/02/09

Accrual Basis

	May 09	Budget	\$ Over Budget	% of Budget
Income				
Income				
Interest Income	6.39	8.33	-1.94	76.7%
Late Fees	-20.00			
Total Income	-13.61	8.33	-21.94	-163.4%
Total Income	-13.61	8.33	-21.94	-163.4%
Expense				
Expenses - Administrative				
Website	0.00	0.00	0.00	0.0%
Copies	16.20	33.33	-17.13	48.6%
Postage	4.26	22.92	-18.66	18.6%
Total Expenses - Administrative	20.46	56.25	-35.79	36.4%
Association Events				
Meetings	0.00	16.67	-16.67	0.0%
Social/Orgl	0.00	100.00	-100.00	0.0%
Total Association Events	0.00	116.67	-116.67	0.0%
Insurance	0.00	83.34	-83.34	0.0%
Legal	0.00	8.33	-8.33	0.0%
Accounting	0.00	0.00	0.00	0.0%
Collections	0.00	8.34	-8.34	0.0%
Management Fee	402.00	708.33	-306.33	56.8%
Expenses - Landscaping				
Electric - Common Areas	18.72	100.00	-81.28	18.7%
Irrigation - Entryway	0.00	62.50	-62.50	0.0%
Irrigation Park	0.00	62.50	-62.50	0.0%
Landscaping Monthly Maintenance	1,080.00	833.34	246.66	129.6%
Playground Mulch	0.00	50.00	-50.00	0.0%
Landscape Seasonal Planting	0.00	108.34	-108.34	0.0%
Pine Needles	0.00	175.00	-175.00	0.0%
Total Expenses - Landscaping	1,098.72	1,391.68	-292.96	78.9%
Repairs/Maintenance				
Debris Removal	0.00	83.34	-83.34	0.0%
Entry Fence	0.00	20.83	-20.83	0.0%
Park Fence/Play	0.00	62.50	-62.50	0.0%
Entry Irrigation	0.00	20.84	-20.84	0.0%
Park Irrigation	0.00	20.83	-20.83	0.0%
Entry Lights	0.00	41.66	-41.66	0.0%
Monument Repairs	0.00	20.83	-20.83	0.0%
Lighing Park	0.00	20.84	-20.84	0.0%
Total Repairs/Maintenance	0.00	291.67	-291.67	0.0%
Total Expense	1,521.18	2,664.61	-1,143.43	57.1%
Net Income	-1,534.79	-2,656.28	1,121.49	57.8%

Providence Arbours Homeowners Association
Profit & Loss Budget vs. Actual
 January through May 2009

	Jan - May 09	Budget	\$ Over Budget	% of Budget
Income				
Income				
Income/Assessment				
Annual	33,360.00	33,360.00	0.00	100.0%
Total Income/Assessment	33,360.00	33,360.00	0.00	100.0%
Interest Income	84.65	41.67	42.98	203.1%
Late Fees	260.00			
Total Income	33,704.65	33,401.67	302.98	100.9%
Total Income	33,704.65	33,401.67	302.98	100.9%
Expense				
Expenses - Administrative				
Website	0.00	50.00	-50.00	0.0%
Copies	88.80	166.66	-77.86	53.3%
Postage	26.89	114.59	-87.70	23.5%
Expenses - Administrative - Other	5.50			
Total Expenses - Administrative	121.19	331.25	-210.06	36.6%
Association Events				
Meetings	0.00	83.34	-83.34	0.0%
Social/Orgi	0.00	500.00	-500.00	0.0%
Total Association Events	0.00	583.34	-583.34	0.0%
Insurance	999.00	416.67	582.33	239.8%
Legal	0.00	41.66	-41.66	0.0%
Accounting	0.00	0.00	0.00	0.0%
Collections	0.00	41.67	-41.67	0.0%
Management Fee	2,010.00	3,541.66	-1,531.66	56.8%
Expenses - Landscaping				
Tree Removal	1,400.00			
Electric - Common Areas	402.57	500.00	-97.43	80.5%
Irrigation - Entryway	7.44	312.50	-305.06	2.4%
Irrigation Park	627.85	312.50	315.35	200.9%
Landscaping Monthly Maintenance	3,363.00	4,166.68	-803.68	80.7%
Playground Mulch	0.00	250.00	-250.00	0.0%
Landscape Seasonal Planting	0.00	541.67	-541.67	0.0%
Pine Needles	0.00	875.00	-875.00	0.0%
Total Expenses - Landscaping	5,800.86	6,958.35	-1,157.49	83.4%
Repairs/Maintenance				
Debris Removal	0.00	416.68	-416.68	0.0%
Entry Fence	0.00	104.16	-104.16	0.0%
Park Fence/Play	0.00	312.50	-312.50	0.0%
Entry Irrigation	583.63	104.18	479.45	560.2%
Park Irrigation	0.00	104.15	-104.15	0.0%
Entry Lights	0.00	208.33	-208.33	0.0%
Monument Repairs	0.00	104.16	-104.16	0.0%
Lighting Park	0.00	104.17	-104.17	0.0%
Total Repairs/Maintenance	583.63	1,458.33	-874.70	40.0%
Total Expense	9,514.68	13,372.93	-3,858.25	71.1%
Net Income	24,189.97	20,028.74	4,161.23	120.8%

Providence Arbours Homeowners Association
Profit & Loss Budget vs. Actual
January through December 2009

	<u>Jan - Dec 09</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
Income				
Income/Assessment				
Annual	33,360.00	33,360.00	0.00	100.0%
Total Income/Assessment	<u>33,360.00</u>	<u>33,360.00</u>	<u>0.00</u>	<u>100.0%</u>
Interest Income	84.65	100.00	-15.35	84.65%
Late Fees	260.00			
Total Income	<u>33,704.65</u>	<u>33,460.00</u>	<u>244.65</u>	<u>100.73%</u>
Total Income	33,704.65	33,460.00	244.65	100.73%
Expense				
Expenses - Administrative				
Website	0.00	50.00	-50.00	0.0%
Copies	88.80	400.00	-311.20	22.2%
Postage	26.89	275.00	-248.11	9.78%
Expenses - Administrative - Other	5.50			
Total Expenses - Administrative	<u>121.19</u>	<u>725.00</u>	<u>-603.81</u>	<u>16.72%</u>
Association Events				
Meetings	0.00	200.00	-200.00	0.0%
Social/Orgi	0.00	1,200.00	-1,200.00	0.0%
Total Association Events	<u>0.00</u>	<u>1,400.00</u>	<u>-1,400.00</u>	<u>0.0%</u>
Insurance	999.00	1,000.00	-1.00	99.9%
Legal	0.00	100.00	-100.00	0.0%
Accounting	0.00	275.00	-275.00	0.0%
Collections	0.00	100.00	-100.00	0.0%
Management Fee	2,010.00	8,500.00	-6,490.00	23.65%
Expenses - Landscaping				
Tree Removal	1,400.00			
Electric - Common Areas	402.57	1,200.00	-797.43	33.55%
Irrigation - Entryway	7.44	750.00	-742.56	0.99%
Irrigation Park	627.85	750.00	-122.15	83.71%
Landscaping Monthly Maintenance	3,363.00	10,000.00	-6,637.00	33.63%
Playground Mulch	0.00	600.00	-600.00	0.0%
Landscape Seasonal Planting	0.00	1,300.00	-1,300.00	0.0%
Pine Needles	0.00	2,100.00	-2,100.00	0.0%
Total Expenses - Landscaping	<u>5,800.86</u>	<u>16,700.00</u>	<u>-10,899.14</u>	<u>34.74%</u>
Repairs/Maintenance				
Debris Removal	0.00	1,000.00	-1,000.00	0.0%
Entry Fence	0.00	250.00	-250.00	0.0%
Park Fence/Play	0.00	750.00	-750.00	0.0%
Entry Irrigation	583.63	250.00	333.63	233.45%
Park Irrigation	0.00	250.00	-250.00	0.0%
Entry Lights	0.00	500.00	-500.00	0.0%
Monument Repairs	0.00	250.00	-250.00	0.0%

Providence Arbours Homeowners Association
Profit & Loss Budget vs. Actual
January through December 2009

	<u>Jan - Dec 09</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Lighting Park	0.00	250.00	-250.00	0.0%
Total Repairs/Maintenance	583.63	3,500.00	-2,916.37	16.68%
Total Expense	9,514.68	32,300.00	-22,785.32	29.46%
Net Income	<u>24,189.97</u>	<u>1,160.00</u>	<u>23,029.97</u>	<u>2,085.34%</u>

10:33 AM

06/02/09

Accrual Basis

Providence Arbours Homeowners Association
Transaction Detail by Account
May 2009

Type	Date	Num	Name	Memo	Clr	Debit	Credit	Balance
Checking - Fifth Third								
Check	5/1/2009	345	Carolina Association...	May Mgmt Fe...	X		422.46	-422.46
Check	5/6/2009	346	Cornerstone Creations	Inv. 8002051 ...	X		1,080.00	-1,502.46
Check	5/26/2009	347	Duke Power	2072146000	X		18.72	-1,521.18
Deposit	5/27/2009			Deposit	X	20.00		-1,501.18
Deposit	5/28/2009			Deposit	X	30.00		-1,471.18
Total Checking - Fifth Third						50.00	1,521.18	-1,471.18
CD @ Fifth Third								
Deposit	5/31/2009			Interest	X	6.39		6.39
Total CD @ Fifth Third						6.39	0.00	6.39
TOTAL						56.39	1,521.18	-1,464.79

10:33 AM

06/02/09

Providence Arbours Homeowners Association
Customer Balance Summary
As of May 31, 2009

	<u>May 31, 09</u>
BR10413	6.00
BR10527*	160.00
HE4715	6.00
PA10519	-20.00
TOTAL	<u>152.00</u>

Providence Arbours Homeowners Association

AS OF

May 31, 2009

Acct #	Balance	Comments
PA10519	-20.00	
Overpaid	-20.00	
BR10413	6.00	03/20/2009: Final Demand Sent
BR10527*	160.00	03/30/2009: received signed payment plan for \$27.33/month beginning 4/1/09 -rc 03/25/2009: faxed pmt plan-st 03/23/2009: HO called, he has been out of work since October, extremely behind on bills, paying the necessities right now. I told him...
HE4715	6.00	03/20/2009: Final Demand Sent
Due In	172.00	

Carolina Association Management, Inc

4957 Albemarle Road
Charlotte, NC 28205

Invoice

Date	Invoice #
5/1/2009	2749

Bill To
Providence Arbours HOA c/o CAM 4957 Albemarle Rd Charlotte, NC 28205

Description	Qty	Amount
May 2009 Management Fee		402.00
April Copies	108	16.20
Postage		4.26

FIRST CHARTER
www.firstcharter.com

0345

**PROVIDENCE ARBOURS HOA
OPERATING-ESCROW ACCOUNT**
4957 ALBEMARLE RD
CHARLOTTE, NC 28205

66-73/531
66

5/1/2009

PAY TO THE ORDER OF Carolina Association Management

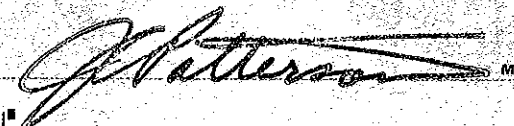
**422.46

Four Hundred Twenty-Two and 46/100*****

DOLLARS

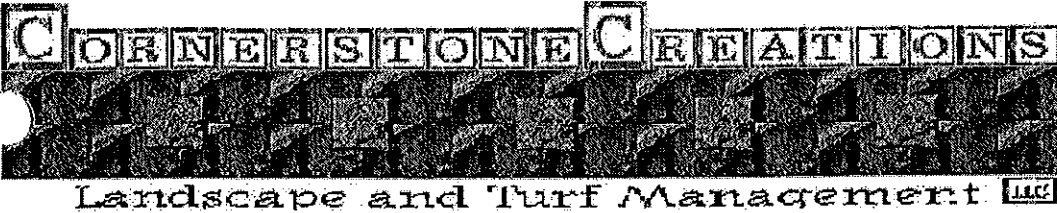
Carolina Association Management

MEMO May Mgmt Fee, Apr Copies, Postage etc



⑈000345⑈ ⑆053100737⑆ 170285282⑈

Balance Due		\$422.46



8206 Providence Rd
 Suite 1200 PMB 380
 Charlotte, NC 28277

Invoice

Bill To
Providence Arbois 4957 Albemarle Rd Charlotte, NC 28205 <i>4/28/09 Bkm</i>

Date	Invoice #
4/23/2009	8002051

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 15		4/23/2009			
Quantity	Item Code	Description			Price Each	Amount
1	Contractual Services	Services rendered on a monthly basis as previously described in the maintenance contract <i>- April -</i>			540.00	540.00
		<i>1080.00</i> 1190.00				

FIRST CHARTER
 www.firstcharter.com

0346

**PROVIDENCE ARBOURS HOA
 OPERATING-ESCROW ACCOUNT**
 4957 ALBEMARLE RD
 CHARLOTTE, NC 28205

66-73/531
 66

5/6/2009

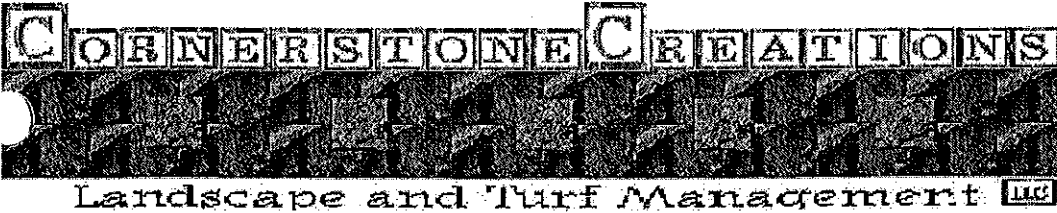
PAY TO THE ORDER OF Cornerstone Creations \$ **1,080.00

One Thousand Eighty and 00/100 ***** DOLLARS

Cornerstone Creations
 8206 Providence Rd.
 Suite 1200PMB 380
 Charlotte, NC 28277

MEMO Inv. 8002051 & 8002052 - April & May landscape

000346 053100737 170285282



8206 Providence Rd
 Suite 1200 PMB 380
 Charlotte, NC 28277

Bill To
Providence Arboies 4957 Albemarle Rd Charlotte, NC 28205 <div style="text-align: center; font-size: 2em;">4/28/09 Blum</div>

Invoice

Date	Invoice #
5/1/2009	8002052

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 15		5/1/2009			
Quantity	Item Code	Description			Price Each	Amount
1	Contractual Services	Services rendered on a monthly basis as previously described in the maintenance contract <div style="font-size: 2em; font-family: cursive;">- May -</div>			540.00	540.00
Charges for services rendered in May					Total	\$540.00



PROVIDENCE ARBOURS
4698 MCKEE RD

Account Number 2072146000
Verification Code 0
Bill Date 05/19/2009
Current Charges Past Due After 06/02/2009

Service from: APR 16 to MAY 15 (29 Days)

Your next scheduled meter reading will occur between JUN 16 and JUN 19

PREVIOUS BILL AMOUNT	PAYMENTS (-)	NEW CHARGES (+)	ADJUSTMENTS (+ OR -)	AMOUNT DUE (=)
\$18.81	\$18.81	\$18.72	\$0.00	\$18.72

METER NUMBER	METER READINGS: PREVIOUS	METER READINGS: PRESENT	MULTIPLIER	TOTAL USAGE	RATE SCHEDULE DESCRIPTION	AMOUNT
166105	25406	25431	1	25 KWH	SGS - Small General Service	18.17
					Sales Tax	.55
Amount Due						18.72

5/24/09
BKM

Electricity Usage	This Month	Last Year
Total KWH	25	39
Days	29	29
AVG KWH per Day	1	1
AVG Cost per Day	\$0.63	\$0.67

Our records indicate your telephone number is ???-???-???? . If this is incorrect, please follow the instructions on the back of the bill.
A late payment charge of 1.0 % will be added to any past due utility balance not paid within 25 days of the bill date.

RECEIVED MAY 21 2009

For Correspondence: PO BOX 1090 CHARLOTTE NC 28201-1090
DUKE PHONE: 800-653-5307 www.duke-energy.com

FIRST CHARTER
www.firstcharter.com

0347

**PROVIDENCE ARBOURS HOA
OPERATING-ESCROW ACCOUNT**
4957 ALBEMARLE RD
CHARLOTTE, NC 28205

86-73/531
66

5/26/2009

PAY TO THE ORDER OF Duke Power

\$ **18.72

Eighteen and 72/100***** DOLLARS

Duke Power

MEMO 2072146000

000347 0531007370 170285282