
Providence Arbours Homeowners Association

March 2009

Monthly Financial Report

Prepared by:

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

1:20 PM
04/06/09
accrual Basis

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

	<u>Mar 31, 09</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking - Fifth Third	36,049.46
CD @ Fifth Third	11,091.81
Total Checking/Savings	<u>47,141.27</u>
Accounts Receivable	
Accounts Receivable	802.00
Total Accounts Receivable	<u>802.00</u>
Total Current Assets	<u>47,943.27</u>
TOTAL ASSETS	<u><u>47,943.27</u></u>
LIABILITIES & EQUITY	
Equity	
Opening Bal Equity	20,477.70
Net Income	27,465.57
Total Equity	<u>47,943.27</u>
TOTAL LIABILITIES & EQUITY	<u><u>47,943.27</u></u>

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04/06/09

Providence Arbours Homeowners Association
Reconciliation Summary
Checking - Fifth Third, Period Ending 03/31/2009

	<u>Mar 31, 09</u>
Beginning Balance	36,238.03
Cleared Transactions	
Checks and Payments - 4 Items	-1,296.57
Deposits and Credits - 3 Items	820.00
Total Cleared Transactions	<u>-476.57</u>
Cleared Balance	<u>35,761.46</u>
Uncleared Transactions	
Deposits and Credits - 1 Item	288.00
Total Uncleared Transactions	<u>288.00</u>
Register Balance as of 03/31/2009	<u>36,049.46</u>
New Transactions	
Checks and Payments - 2 Items	-472.85
Total New Transactions	<u>-472.85</u>
Ending Balance	<u>35,576.61</u>

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04/06/09

Providence Arbours Homeowners Association
Reconciliation Detail
Checking - Fifth Third, Period Ending 03/31/2009

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						36,238.03
Cleared Transactions						
Checks and Payments - 4 Items						
Check	3/1/2009	335	Carolina Associatio...	X	-431.14	-431.14
Check	3/3/2009	336	City of Charlotte	X	-11.17	-442.31
Check	3/24/2009	338	Smith Grounds Man...	X	-761.00	-1,203.31
Check	3/24/2009	337	Duke Power	X	-93.26	-1,296.57
Total Checks and Payments					-1,296.57	-1,296.57
Deposits and Credits - 3 Items						
Deposit	3/13/2009			X	280.00	280.00
Deposit	3/16/2009			X	280.00	560.00
Deposit	3/20/2009			X	260.00	820.00
Total Deposits and Credits					820.00	820.00
Total Cleared Transactions					-476.57	-476.57
Cleared Balance					-476.57	35,761.46
Uncleared Transactions						
Deposits and Credits - 1 item						
Deposit	3/31/2009				288.00	288.00
Total Deposits and Credits					288.00	288.00
Total Uncleared Transactions					288.00	288.00
Register Balance as of 03/31/2009					-188.57	36,049.46
New Transactions						
Checks and Payments - 2 Items						
Check	4/1/2009	340	Carolina Associatio...		-460.85	-460.85
Check	4/1/2009	339	City of Charlotte		-12.00	-472.85
Total Checks and Payments					-472.85	-472.85
Total New Transactions					-472.85	-472.85
Ending Balance					-661.42	35,576.61



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



0

3637

Statement Period Date: 3/1/2009 - 3/31/2009
 Account Type: Bus Basics Checking
 Account Number: 170285282

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

✓ 4/6
 \$

Account Summary - 170285282

03/01	Beginning Balance	\$36,238.03	Number of Days in Period	31
4	Checks	\$(1,296.57)		
	Withdrawals / Debits			
3	Deposits / Credits	\$820.00		
03/31	Ending Balance	\$35,761.46		

Checks

4 checks totaling \$1,296.57

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

Number	Date Paid	Amount	Number	Date Paid	Amount	Number	Date Paid	Amount
335 i	03/03	431.14	337 i	03/25	93.26	338 i	03/26	761.00
336 i	03/05	11.17						

Deposits / Credits

3 Items totaling \$820.00

Date	Amount	Description
03/16	280.00	DEPOSIT
03/17	280.00	DEPOSIT
03/24	260.00	DEPOSIT

Daily Balance Summary

Date	Amount	Date	Amount	Date	Amount
03/03	35,806.89	03/17	36,355.72	03/25	36,522.46
03/05	35,795.72	03/24	36,615.72	03/26	35,761.46
03/16	36,075.72				

ON 3/21/09, THE CHARLOTTE CHECK PROCESSING OPERATIONS WILL BE TRANSFERRED TO THE FEDERAL RESERVE BANK OF ATLANTA. AS A RESULT, SOME NON-LOCAL CHECKS WILL BECOME LOCAL CHECKS, MAKING FUNDS AVAILABLE SOONER! VISIT A LOCAL FIFTH THIRD BANK FOR DETAILS.

Deposit \$288.00

\$36049.46

1:11 PM

04/06/09

Providence Arbours Homeowners Association
Reconciliation Summary
CD @ Fifth Third, Period Ending 03/31/2009

	<u>Mar 31, 09</u>
Beginning Balance	11,085.86
Cleared Transactions	
Deposits and Credits - 1 Item	<u>5.95</u>
Total Cleared Transactions	<u>5.95</u>
Cleared Balance	<u>11,091.81</u>
Register Balance as of 03/31/2009	11,091.81
Ending Balance	11,091.81

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04/06/09

Providence Arbours Homeowners Association
Reconciliation Detail
CD @ Fifth Third, Period Ending 03/31/2009

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Beginning Balance						11,085.86
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	3/31/2009			X	5.95	5.95
Total Deposits and Credits					5.95	5.95
Total Cleared Transactions					5.95	5.95
Cleared Balance					5.95	11,091.81
Register Balance as of 03/31/2009					5.95	11,091.81
Ending Balance					5.95	11,091.81

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04/08/09

Accrual Basis

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

	Jan - Mar 09	Budget	\$ Over Budget	% of Budget
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	71.66	25.00	46.66	286.6%
Late Fees	280.00			
Total Income	33,711.66	33,385.00	326.66	101.0%
Total Income	33,711.66	33,385.00	326.66	101.0%
Expense				
Expenses - Administrative				
Website	0.00	50.00	-50.00	0.0%
Copies	50.55	99.99	-49.44	50.6%
Postage	-14.17	68.76	-82.93	-20.6%
Expenses - Administrative - Other	5.50			
Total Expenses - Administrative	41.88	218.75	-176.87	19.1%
Association Events				
Meetings	0.00	50.01	-50.01	0.0%
Social/Orgl	0.00	300.00	-300.00	0.0%
Total Association Events	0.00	350.01	-350.01	0.0%
Insurance	999.00	250.00	749.00	399.6%
Legal	0.00	24.99	-24.99	0.0%
Accounting	0.00	0.00	0.00	0.0%
Collections	0.00	25.00	-25.00	0.0%
Management Fee	1,206.00	2,124.99	-918.99	56.8%
Expenses - Landscaping				
Tree Removal	1,400.00			
Electric - Common Areas	292.09	300.00	-7.91	97.4%
Irrigation - Entryway	3.78	187.50	-183.72	2.0%
Irrigation Park	20.34	187.50	-167.16	10.8%
Landscaping Monthly Maintenance	2,283.00	2,500.01	-217.01	91.3%
Playground Mulch	0.00	150.00	-150.00	0.0%
Landscape Seasonal Planting	0.00	325.00	-325.00	0.0%
Pine Needles	0.00	525.00	-525.00	0.0%
Total Expenses - Landscaping	3,999.21	4,175.01	-175.80	95.8%
Repairs/Maintenance				
Debris Removal	0.00	250.01	-250.01	0.0%
Entry Fence	0.00	62.49	-62.49	0.0%
Park Fence/Play	0.00	187.50	-187.50	0.0%
Entry Irrigation	0.00	62.51	-62.51	0.0%
Park Irrigation	0.00	62.49	-62.49	0.0%
Entry Lights	0.00	125.00	-125.00	0.0%
Monument Repairs	0.00	62.49	-62.49	0.0%
Lighting Park	0.00	62.50	-62.50	0.0%
Total Repairs/Maintenance	0.00	874.99	-874.99	0.0%
Total Expense	6,246.09	8,043.74	-1,797.65	77.7%
Net Income	27,465.57	25,341.26	2,124.31	108.4%

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	71.66	100.00	-28.34	71.66%
Late Fees	280.00			
Total Income	<u>33,711.66</u>	<u>33,460.00</u>	<u>251.66</u>	<u>100.75%</u>
Total Income	33,711.66	33,460.00	251.66	100.75%
Expense				
Expenses - Administrative				
Website	0.00	50.00	-50.00	0.0%
Copies	50.55	400.00	-349.45	12.64%
Postage	-14.17	275.00	-289.17	-5.15%
Expenses - Administrative - Other	5.50			
Total Expenses - Administrative	<u>41.88</u>	<u>725.00</u>	<u>-683.12</u>	<u>5.78%</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	1,206.00	8,500.00	-7,294.00	14.19%
Expenses - Landscaping				
Tree Removal	1,400.00			
Electric - Common Areas	292.09	1,200.00	-907.91	24.34%
Irrigation - Entryway	3.78	750.00	-746.22	0.5%
Irrigation Park	20.34	750.00	-729.66	2.71%
Landscaping Monthly Maintenance	2,283.00	10,000.00	-7,717.00	22.83%
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>3,999.21</u>	<u>16,700.00</u>	<u>-12,700.79</u>	<u>23.95%</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	0.00	250.00	-250.00	0.0%
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%
Lighing Park	0.00	250.00	-250.00	0.0%
Total Repairs/Maintenance	<u>0.00</u>	<u>3,500.00</u>	<u>-3,500.00</u>	<u>0.0%</u>
Total Expense	<u>6,246.09</u>	<u>32,300.00</u>	<u>-26,053.91</u>	<u>19.34%</u>
Net Income	<u>27,465.57</u>	<u>1,160.00</u>	<u>26,305.57</u>	<u>2,367.72%</u>

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04/06/09

Prudential Basis

Providence Arbours Homeowners Association
Transaction Detail by Account
March 2009

Type	Date	Num	Name	Memo	Clr	Debit	Credit	Balance
Checking - Fifth Third								
Check	3/1/2009	335	Carolina Association...	Mar Mgmt Fe...	X		431.14	-431.14
Check	3/3/2009	336	City of Charlotte	187718-1430...	X		11.17	-442.31
Deposit	3/13/2009			Deposit	X	280.00		-162.31
Deposit	3/16/2009			Deposit	X	280.00		117.69
Deposit	3/20/2009			Deposit	X	260.00		377.69
Check	3/24/2009	337	Duke Power	0003618404/...	X		93.26	284.43
Check	3/24/2009	338	Smith Grounds Man...	Inv. 30684 M...	X		761.00	-476.57
Deposit	3/31/2009			Deposit		288.00		-188.57
Total Checking - Fifth Third						1,108.00	1,296.57	-188.57
CD @ Fifth Third								
Deposit	3/31/2009			Interest	X	5.95		5.95
Total CD @ Fifth Third						5.95	0.00	5.95
TOTAL						1,113.95	1,296.57	-182.62

1:43 PM

04/06/09

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

	<u>Mar 31, 09</u>
AV4708	20.00
BR10413	6.00
BR10527*	218.00
ES4314	20.00
ES4408	20.00
HE4711	266.00
HE4715	6.00
PA10500	266.00
PA10519	-20.00
TOTAL	<u>802.00</u>

Providence Arbours Homeowners Association

**As Of
March 31, 2009**

Acct #	Balance	Comments
PA10519	-20.00	
Overpaid	-20.00	
AV4708	20.00	
BR10413	6.00	03/20/2009: Final Demand Sent
BR10527*	218.00	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...
ES4314	20.00	
ES4408	20.00	01/13/2009: Rec'd notice that home is managed by Relocation company. All correspondence to be forwarded to Relo company-st 10/06/2008: (RM) per post ofc away address
HE4711	266.00	03/20/2009: Final Demand Sent
HE4715	6.00	03/20/2009: Final Demand Sent
PA10500	266.00	03/31/2009: ACH pmt -st 03/20/2009: Final Demand Sent 03/04/08: Final Demand Sent unclaimed 05/22/2006: complained the \$200 invoice not professional looking 04/26/2006: Misunderstood at closing and thought payment was included in mortg...
Due IN	822.00	

Carolina Association Management, Inc

4957 Albemarle Road
Charlotte, NC 28205

Invoice

Date	Invoice #
3/1/2009	2581

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

Description	Qty	Amount
March 2009 Management Fee		402.00
February Copies	120	18.00
Postage		11.14

FIRST CHARTER
www.firstcharter.com

0335

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

66-73/531
66

3/1/2009

PAY TO THE ORDER OF Carolina Association Management

**431.14

Four Hundred Thirty-One and 14/100***** DOLLARS

Carolina Association Management

MEMO Mar Mgmt Fee, Feb Copies, Postage etc



⑈000335⑈ ⑆053⑆00737⑆ ⑆70285282⑈

Balance Due \$431.14



Services Bill



Name PROVIDENCE ARBOURS HOA
Mailing 4957 ALBEMARLE RD
Address CHARLOTTE NC 28205
Service 4698 MCKEE RD
Address CHARLOTTE NC 28270

Account Number 187718-143052

Parcel 231-192-02

Bill Summary

Bill Date 02/19/09
Amount Due \$1.74
Past Due Date
Past Due Amount
Current Amount Due Date 03/12/09
Current Amount Due \$1.74

RECEIVED FEB 23 REC'D

3/3/09 BLM

Meter Readings

Meter No Current Read Previous Read (ccf) Service
104089935 Jan 28 231 Dec 30 231 0 29

Usage Days of

PREVIOUS BALANCE \$2.04
PAYMENTS 2.04
NEW CHARGES
Water, Irrigation (includes a \$.06/day fixed fee) 1.74
TOTAL NEW CHARGES 1.74
AMOUNT DUE \$1.74

See www.cmutilities.com for mandatory water restrictions

1117

FIRST CHARTER www.firstcharter.com

0336

66-73/531 66

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

3/3/2009

PAY TO THE ORDER OF City of Charlotte

\$ **11.17

Eleven and 17/100 ***** DOLLARS

City of Charlotte

[Handwritten Signature]

MEMO 187718-143052/187700-151052

11000336 10531007371 1702852821



Services Bill



Name PROVIDENCE ARBOURS HOA
 Mailing 4957 ALBEMARLE RD
 Address CHARLOTTE NC 28205
 Service 10500 BREAMORE DR
 Address CHARLOTTE NC 28270

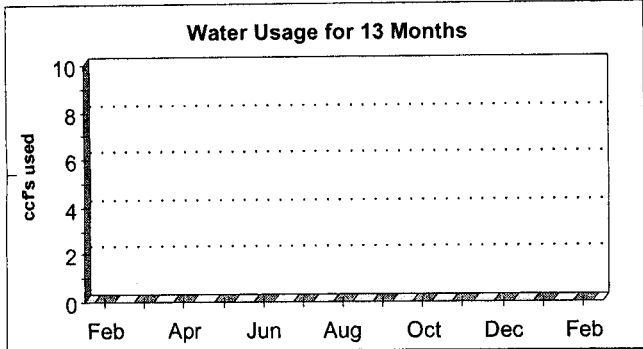
Account Number 187700-151052 Parcel 231-192-19

Bill Summary

Bill Date 02/19/09
 Amount Due \$9.43
 Past Due Date
 Past Due Amount
 Current Amount Due Date 03/12/09
 Current Amount Due \$9.43

RECEIVED FEB 23 REC'D

3/3/09 BLM



PREVIOUS BALANCE \$10.91
 PAYMENTS 10.91
 NEW CHARGES
 Water (includes a \$.06/day fixed fee) 1.74
 Storm Water 7.69
 TOTAL NEW CHARGES 9.43
 AMOUNT DUE \$9.43

Impervious Area for Storm Water: 2,000 or more square feet
 Billing period for Storm Water: 01/21/09 - 02/19/09 = 29 Days.

See www.cmutilities.com for mandatory water restrictions

Meter No	Current Read	Previous Read	(ccf)	Service
104090705	Jan 28	772	Dec 30	772 0 29



PROVIDENCE ARBOURS
4701 MCKEE RD

RECEIVED MAR 23 REC'D

Account Number 0003618404
Verification Code 8
Bill Date 03/19/2009
Current Charges Past Due After 04/02/2009

Ser From: FEB 16 to MAR 17 (29 Days)

Your next scheduled meter reading will occur between APR 16 and APR 21

PREVIOUS BILL AMOUNT	PAYMENTS (-)	NEW CHARGES (+)	ADJUSTMENTS (+ OR -)	AMOUNT DUE (=)
\$74.34	\$74.34	\$74.54	\$0.00	\$74.54

METER NUMBER	METER READINGS: PREVIOUS	METER READINGS: PRESENT	MULTI-PLIER	TOTAL USAGE	RATE SCHEDULE DESCRIPTION	AMOUNT
737979	908	936	1	28 KWH	SGS - Small General Service	18.46
	0	94		94 KWH	OL - Outdoor Lighting	53.91
					Sales Tax	2.17
Amount Due						74.54

*3/23/09
Blum*

93.24

Electricity Usage	This Month	Last Year
Total KWH	122	149
Days	29	28
AVG KWH per Day	4	5
AVG Cost per Day	\$2.50	\$2.66

Our records indicate your telephone number is 704-531-6822 . 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.

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

FIRST CHARTER
www.firstcharter.com

0337

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

66-73/531
66

3/24/2009

PAY TO THE ORDER OF Duke Power

\$ **93.26

Ninety-Three and 26/100***** DOLLARS

Duke Power

J. Patter

MEMO 0003618404/2072146000

000337 053100737 170285282



PROVIDENCE ARBOURS
4698 MCKEE RD

Account Number 2072146000
Verification Code 0
Bill Date 03/19/2009
Current Charges Past Due After 04/02/2009

Service From: FEB 16 to MAR 17 (29 Days)

Your next scheduled meter reading will occur between APR 16 and APR 21

PREVIOUS BILL AMOUNT	PAYMENTS (-)	NEW CHARGES (+)	ADJUSTMENTS (+ OR -)	AMOUNT DUE (=)
\$18.91	\$18.91	\$18.72	\$0.00	\$18.72

METER NUMBER	METER READINGS: PREVIOUS	METER READINGS: PRESENT	MULTIPLIER	TOTAL USAGE	RATE SCHEDULE DESCRIPTION	AMOUNT
166105	25355	25380	1	25 KWH	SGS - Small General Service	18.17
					Sales Tax	.55
Amount Due						18.72

*3/23/09
PJM*

Electricity Usage	This Month	Last Year
Total KWH	25	38
Days	29	28
AVG KWH per Day	1	1
AVG Cost per Day	\$0.63	\$0.69

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.

For Correspondence:

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



P.O. Box 2134
Matthews, NC 28106
704-821-4066

Invoice

Date	Invoice #
3/1/2009	30684

Bill To
PROVIDENCE ARBOURS c/o CAROLINA ASSOCIATION MANAGEMENT 4957 ALBEMARLE ROAD CHARLOTTE, NC 28205

Ship To
3/23/09 - Blum -

P.O. No.	Due Date
	3/31/2009

Description	Amount
PAYMENT DUE PER CONTRACT -- MARCH 2009	761.00

RECEIVED FEB 9 2009

FIRST CHARTER
www.firstcharter.com

0338

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

66-73/531
66

3/24/2009

PAY TO THE ORDER OF Smith Grounds Management

\$ **761.00

Seven Hundred Sixty-One and 00/100 ***** DOLLARS

Smith Grounds Management
P. o. Box 2134
Matthews, NC 28106

MEMO Inv. 30684 March landscape

10001184 1057100812 12038528 211