

CAROLINA ASSOCIATION MANAGEMENT

4957 ALBEMARLE ROAD

CHARLOTTE, NC 28205

OFFICE (704) 531-6822

FAX (704) 531-7180

MONTHLY FINANCIAL REPORT

Providence Arbours

September 2008

12:40 PM
10/06/08
Accrual Basis

Providence Arbours Homeowners Association
Balance Sheet
As of September 30, 2008

	<u>Sep 30, 08</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking - Fifth Third	19,568.80
CD @ Fifth Third	<u>10,924.42</u>
Total Checking/Savings	<u>30,493.22</u>
Total Current Assets	<u>30,493.22</u>
TOTAL ASSETS	<u><u>30,493.22</u></u>
LIABILITIES & EQUITY	
Equity	
Opening Bal Equity	16,054.69
Net Income	<u>14,438.53</u>
Total Equity	<u>30,493.22</u>
TOTAL LIABILITIES & EQUITY	<u><u>30,493.22</u></u>

10:06 AM

10/03/08

Providence Arbours Homeowners Association
Reconciliation Summary
Checking - Fifth Third, Period Ending 09/30/2008

	Sep 30, 08
Beginning Balance	20,180.05
Cleared Transactions	
Checks and Payments - 4 items	-611.25
Total Cleared Transactions	-611.25
Cleared Balance	19,568.80
Register Balance as of 09/30/2008	19,568.80
New Transactions	
Checks and Payments - 2 items	-549.34
Total New Transactions	-549.34
Ending Balance	19,019.46

10:06 AM

10/03/08

Providence Arbours Homeowners Association
Reconciliation Detail
 Checking - Fifth Third, Period Ending 09/30/2008

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						20,180.05
Cleared Transactions						
Checks and Payments - 4 items						
Check	8/26/2008	294	Melissa Grubbs	X	-75.00	-75.00
Check	9/2/2008	296	Carolina Associatio...	X	-414.66	-489.66
Check	9/2/2008	297	City of Charlotte	X	-11.52	-501.18
Check	9/23/2008	298	Duke Power	X	-110.07	-611.25
Total Checks and Payments					-611.25	-611.25
Total Cleared Transactions					-611.25	-611.25
Cleared Balance					-611.25	19,568.80
Register Balance as of 09/30/2008					-611.25	19,568.80
New Transactions						
Checks and Payments - 2 items						
Check	10/1/2008	300	Carolina Associatio...		-537.46	-537.46
Check	10/1/2008	299	City of Charlotte		-11.88	-549.34
Total Checks and Payments					-549.34	-549.34
Total New Transactions					-549.34	-549.34
Ending Balance					-1,160.59	19,019.46



Bad 10/3

Statement Period Date: 9/1/2008 - 9/30/2008
 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

PROVIDENCE ARBOURS HOA
 OPERATING-ESCROW ACCOUNT 0
 4957 ALBEMARLE RD
 CHARLOTTE NC 28205-6617 4309

Account Summary - 170285282

09/01	Beginning Balance	\$20,180.05	Number of Days in Period	30
4	Checks	\$(611.25)		
	Withdrawals / Debits			
	Deposits / Credits			
09/30	Ending Balance	\$19,568.80		

Checks

4 checks totaling \$611.25

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

<u>Number</u>	<u>Date Paid</u>	<u>Amount</u>	<u>Number</u>	<u>Date Paid</u>	<u>Amount</u>	<u>Number</u>	<u>Date Paid</u>	<u>Amount</u>
294 i	09/02	75.00	297 i	09/05	11.52	298 i	09/24	110.07
296*i	09/02	414.66						

Daily Balance Summary

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
09/02	19,690.39	09/05	19,678.87	09/24	19,568.80

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.

11:22 AM

10/06/08

Providence Arbours Homeowners Association
Reconciliation Summary
CD @ Fifth Third, Period Ending 09/30/2008

	Sep 30, 08
Beginning Balance	10,891.99
Cleared Transactions	
Deposits and Credits - 1 item	32.43
Total Cleared Transactions	32.43
Cleared Balance	<u>10,924.42</u>
Register Balance as of 09/30/2008	10,924.42
Ending Balance	10,924.42

11:22 AM

10/06/08

Providence Arbours Homeowners Association
Reconciliation Detail
CD @ Fifth Third, Period Ending 09/30/2008

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						10,891.99
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	9/28/2008			X	32.43	32.43
Total Deposits and Credits					32.43	32.43
Total Cleared Transactions					32.43	32.43
Cleared Balance					32.43	10,924.42
Register Balance as of 09/30/2008					32.43	10,924.42
Ending Balance					<u>32.43</u>	<u>10,924.42</u>

12:40 PM

Providence Arbours Homeowners Association
Profit & Loss Budget vs. Actual
September 2008

10/06/08

Accrual Basis

	Sep 08	Budget	\$ Over Budget	% of Budget
Income				
Income				
Interest Income	32.43	8.34	24.09	388.8%
Total Income	32.43	8.34	24.09	388.8%
Total Income	32.43	8.34	24.09	388.8%
Expense				
Expenses - Administrative				
Website	0.00	20.83	-20.83	0.0%
Copies	10.95	33.34	-22.39	32.8%
Postage	1.71	16.67	-14.96	10.3%
Total Expenses - Administrative	12.66	70.84	-58.18	17.9%
Association Events				
Meetings	0.00	16.67	-16.67	0.0%
Social/Orgi	0.00	125.00	-125.00	0.0%
Total Association Events	0.00	141.67	-141.67	0.0%
Insurance	0.00	95.91	-95.91	0.0%
Legal	0.00	8.33	-8.33	0.0%
Management Fee	402.00	402.00	0.00	100.0%
Expenses - Landscaping				
Electric - Entryway	110.07	41.66	68.41	264.2%
Electric - Park	0.00	41.67	-41.67	0.0%
Entryway "In-Planter" Street Li	0.00	16.67	-16.67	0.0%
Irrigation - Entryway	9.72	62.50	-52.78	15.6%
Irrigation Park	1.80	62.50	-60.70	2.9%
Landscaping Monthly Maintenance	0.00	1,200.00	-1,200.00	0.0%
Pine Needles	0.00	178.75	-178.75	0.0%
Total Expenses - Landscaping	121.59	1,603.75	-1,482.16	7.6%
Repairs/Maintenance				
Park Equipment	0.00	41.67	-41.67	0.0%
Entry Fence	0.00	20.83	-20.83	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	41.67	-41.67	0.0%
Lighing Park	0.00	20.83	-20.83	0.0%
Total Repairs/Maintenance	0.00	166.67	-166.67	0.0%
Total Expense	536.25	2,489.17	-1,952.92	21.5%
Net Income	-503.82	-2,480.83	1,977.01	20.3%

12:40 PM

10/06/08

Accrual Basis

Providence Arbours Homeowners Association
Profit & Loss Budget vs. Actual
 January through September 2008

	Jan - Sep 08	Budget	\$ Over Budget	% of Budget
Income				
Income				
Phone Directory Ad	75.00			
Income/Assessment				
Annual	33,360.00			
Income/Assessment - Other	0.00	33,360.00	-33,360.00	0.0%
Total Income/Assessment	33,360.00	33,360.00	0.00	100.0%
Interest Income	291.93	75.00	216.93	
Late Fees	375.00			
NSF Fees	25.00			
Total Income	34,126.93	33,435.00	691.93	102.1%
Total Income	34,126.93	33,435.00	691.93	102.1%
Expense				
Expenses - Administrative				
Website	10.00	187.50	-177.50	5.3%
Bank Charges	-87.92			
Copies	270.20	300.00	-29.80	90.1%
Postage	118.17	150.00	-31.83	78.8%
Printing	0.60			
Total Expenses - Administrative	311.05	637.50	-326.45	48.8%
Association Events				
Meetings	0.00	150.00	-150.00	0.0%
Social/Orgl	133.61	1,125.00	-991.39	11.9%
Total Association Events	133.61	1,275.00	-1,141.39	10.5%
Insurance	1,127.89	863.24	264.65	130.7%
Legal	0.00	75.00	-75.00	0.0%
Collections	0.00	100.00	-100.00	0.0%
Taxes	0.00	415.00	-415.00	0.0%
Management Fee	3,618.00	3,618.00	0.00	100.0%
Expenses - Landscaping				
Tree Removal	3,100.00			
Electric - Entryway	840.18	375.00	465.18	224.0%
Electric - Park	0.00	375.00	-375.00	0.0%
Entryway "In-Planter" Street Li	93.80	150.00	-56.20	62.5%
Irrigation - Entryway	86.16	562.50	-476.34	15.3%
Irrigation Park	17.89	562.50	-544.61	3.2%
Landscaping Monthly Maintenance	6,176.10	10,800.00	-4,623.90	57.2%
Pine Needles	2,437.50	1,608.75	828.75	151.5%
Total Expenses - Landscaping	12,751.63	14,433.75	-1,682.12	88.3%
Repairs/Maintenance				
Park Equipment	548.51	374.99	173.52	146.3%
Entry Fence	256.42	187.49	68.93	136.8%
Park Fence/Play	581.29			
Entry Irrigation	0.00	187.51	-187.51	0.0%
Park Irrigation	0.00	187.50	-187.50	0.0%
Entry Lights	295.00	375.00	-80.00	78.7%
Lighting Park	65.00	187.50	-122.50	34.7%
Total Repairs/Maintenance	1,746.22	1,499.99	246.23	116.4%
Total Expense	19,688.40	22,917.48	-3,229.08	85.9%
Net Income	14,438.53	10,517.52	3,921.01	137.3%

Providence Arbours Homeowners Association
Profit & Loss Budget vs. Actual
January through December 2008

	<u>Jan - Dec 08</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
Income				
Phone Directory Ad	75.00			
Income/Assessment				
Annual	33,360.00			
Income/Assessment - Other	0.00	33,360.00	-33,360.00	0.0%
Total Income/Assessment	<u>33,360.00</u>	<u>33,360.00</u>	<u>0.00</u>	<u>100.0%</u>
Interest Income	291.93	100.00	191.93	291.93%
Late Fees	375.00			
NSF Fees	25.00			
Total Income	<u>34,126.93</u>	<u>33,460.00</u>	<u>666.93</u>	<u>101.99%</u>
Total Income	34,126.93	33,460.00	666.93	101.99%
Expense				
Expenses - Administrative				
Website	10.00	250.00	-240.00	4.0%
Bank Charges	-87.92			
Copies	270.20	400.00	-129.80	67.55%
Postage	118.17	200.00	-81.83	59.09%
Printing	0.60			
Total Expenses - Administrative	<u>311.05</u>	<u>850.00</u>	<u>-538.95</u>	<u>36.59%</u>
Association Events				
Meetings	0.00	200.00	-200.00	0.0%
Social/Orgi	133.61	1,500.00	-1,366.39	8.91%
Total Association Events	<u>133.61</u>	<u>1,700.00</u>	<u>-1,566.39</u>	<u>7.86%</u>
Insurance	1,127.89	1,151.00	-23.11	97.99%
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%
Taxes	0.00	415.00	-415.00	0.0%
Management Fee	3,618.00	4,824.00	-1,206.00	75.0%
Expenses - Landscaping				
Tree Removal	3,100.00			
Electric - Entryway	840.18	500.00	340.18	168.04%
Electric - Park	0.00	500.00	-500.00	0.0%
Entryway "In-Planter" Street Li	93.80	200.00	-106.20	46.9%
Irrigation - Entryway	86.16	750.00	-663.84	11.49%
Irrigation Park	17.89	750.00	-732.11	2.39%
Landscaping Monthly Maintenance	6,176.10	14,400.00	-8,223.90	42.89%
Pine Needles	2,437.50	2,145.00	292.50	113.64%
Total Expenses - Landscaping	<u>12,751.63</u>	<u>19,245.00</u>	<u>-6,493.37</u>	<u>66.26%</u>
Repairs/Maintenance				
Park Equipment	548.51	500.00	48.51	109.7%
Entry Fence	256.42	250.00	6.42	102.57%

12:40 PM
 10/06/08
 Accrual Basis

Providence Arbours Homeowners Association
Profit & Loss Budget vs. Actual
 January through December 2008

	<u>Jan - Dec 08</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Park Fence/Play	581.29			
Entry Irrigation	0.00	250.00	-250.00	0.0%
Park Irrigation	0.00	250.00	-250.00	0.0%
Entry Lights	295.00	500.00	-205.00	59.0%
Lighting Park	65.00	250.00	-185.00	26.0%
Total Repairs/Maintenance	<u>1,746.22</u>	<u>2,000.00</u>	<u>-253.78</u>	<u>87.31%</u>
Total Expense	<u>19,688.40</u>	<u>30,660.00</u>	<u>-10,971.60</u>	<u>64.22%</u>
Net Income	<u><u>14,438.53</u></u>	<u><u>2,800.00</u></u>	<u><u>11,638.53</u></u>	<u><u>515.66%</u></u>

12:42 PM

10/06/08

Accrual Basis

Providence Arbours Homeowners Association
Transaction Detail by Account
September 2008

Type	Date	Num	Name	Memo	Clr	Debit	Credit	Balance
Checking - Fifth Third								
Check	9/2/2008	297	City of Charlotte	187718-1430...	X		11.52	-11.52
Check	9/2/2008	296	Carolina Association...	September m...	X		414.66	-426.18
Check	9/23/2008	298	Duke Power	0003618404/...	X		110.07	-536.25
Total Checking - Fifth Third						0.00	536.25	-536.25
CD @ Fifth Third								
Deposit	9/28/2008			Interest	X	32.43		32.43
Total CD @ Fifth Third						32.43	0.00	32.43
TOTAL						32.43	536.25	-503.82

11:00 AM

10/06/08

Providence Arbours Homeowners Association
Customer Balance Summary
As of September 30, 2008

	Sep 30, 08
TOTAL	<u>0.00</u>

Carolina Association Management, Inc

4957 Albemarle Road
Charlotte, NC 28205

Invoice

Date	Invoice #
9/1/2008	2188

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

Description	Qty	Amount
September 2008 Management Fee		402.00
August Copies	73	10.95
Postage		1.71

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

FIRST CHARTER
www.firstcharter.com

0296

66-73/531
66

9/2/2008

PAY TO THE ORDER OF Carolina Association Management

**414.66

Four Hundred Fourteen and 66/100*****

DOLLARS

Carolina Association Management

MEMO September management/ August copies, postage, et



⑈000 296⑈ ⑆053 100737⑆ 170 285 28 2⑈

Balance Due \$414.66



CHARLOTTE.

Services Bill



8.28.08
BLM

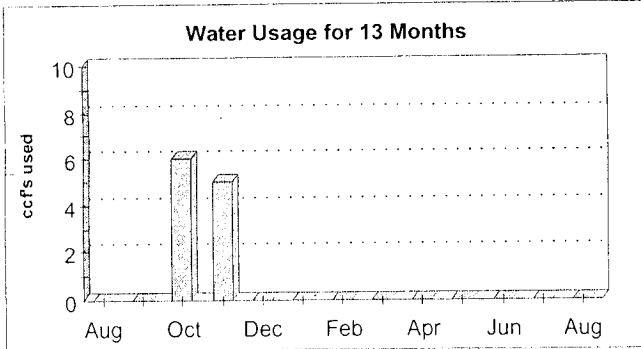
Name PROVIDENCE ARBOURS HOA
 Mailing 4957 ALBEMARLE RD
 Address CHARLOTTE NC 28205
 Service 10500 BREAMORE DR
 Address CHARLOTTE NC 28270

Account Number 187700-151052 Parcel 231-192-19

Bill Summary

Bill Date 08/20/08
 Amount Due \$9.72
 Past Due Date
 Past Due Amount
 Current Amount Due Date 09/10/08
 Current Amount Due \$9.72

RECEIVED AUG 25 2008



PREVIOUS BALANCE \$9.33
 PAYMENTS 9.33
 NEW CHARGES
 Water (includes a \$.06/day fixed fee) 1.80
 Storm Water 7.92
 TOTAL NEW CHARGES 9.72

AMOUNT DUE \$9.72

Impervious Area for Storm Water: 2,000 or more square feet
 Billing period for Storm Water: 07/21/08 - 08/20/08 = 30 Days.

See www.cmutilities.com for mandatory water restrictions

Meter Readings

Meter No	Current Read	Previous Read	(ccf)	Service	Usage Days of
104090705	Jul 31	772	Jul 01	772	0 30

11.52

FIRST CHARTER
www.firstcharter.com

0297

66-73/531
 66

PROVIDENCE ARBOURS HOA
 OPERATING-ESCROW ACCOUNT

4957 ALBEMARLE RD
 CHARLOTTE, NC 28205

9/2/2008

PAY TO THE
 ORDER OF

City of Charlotte

\$ **11.52

Eleven and 52/100 ***** DOLLARS

City of Charlotte

MEMO 187718-143052/187700-151052

⑈000297⑈ ⑆053100737⑆ 170285282⑈



CHARLOTTE

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

*8.28.08
BLM*

Bill Summary	
Bill Date	08/20/08
Amount Due	\$1.80
Past Due Date	
Past Due Amount	
Current Amount Due Date	09/10/08
Current Amount Due	\$1.80

RECEIVED AUG 25 2008

Meter Readings

Meter No	Current Read	Previous Read	(ccf)	Usage Days of Service
104089935	Jul 31 223	Jul 01 223	0	30

PREVIOUS BALANCE	\$1.74
PAYMENTS	1.74
NEW CHARGES	
Water, Irrigation (includes a \$.06/day fixed fee)	1.80
TOTAL NEW CHARGES	1.80
AMOUNT DUE	\$1.80

See www.cmutilities.com for mandatory water restrictions



PROVIDENCE ARBOURS
4701 MCKEE RD

RECEIVED
SEP 19 2008

9.22.08 Bkm

Account Number 0003618404
Verification Code 8
Bill Date 09/18/2008
Current Charges Past Due After 10/02/2008

Service From: AUG 15 to SEP 16 (32 Days) - Your next scheduled meter reading will occur between OCT 15 and OCT 20

PREVIOUS BILL AMOUNT	PAYMENTS (-)	NEW CHARGES (+)	ADJUSTMENTS (+ OR -)	AMOUNT DUE (=)
\$74.95	\$74.95	\$72.47	\$0.00	\$72.47

METER NUMBER	METER READINGS: PREVIOUS	METER READINGS: PRESENT	MULTIPLIER	TOTAL USAGE	RATE SCHEDULE DESCRIPTION	AMOUNT
37979	699	708	1	9 KWH	G - General Service	16.62
	0	94		94 KWH	OL - Outdoor Lighting	53.74
					Sales Tax	2.11
Amount Due						72.47

110.07

Electricity Usage	This Month	Last Year
Total KWH	103	106
Days	32	33
Avg KWH per Day	3	3
Avg Cost per Day	\$2.20	\$1.99

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.



NC GreenPower - an easy and effective way to help the environment.
By contributing to the advancement of energy generated from environmentally friendly sources like the sun, wind and water, you help the global effort to reduce carbon emissions. Sign up for NC GreenPower, and begin making a difference today. Learn more at www.duke-energy.com.

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

FIRST CHARTER
www.firstcharter.com

0298

**PROVIDENCE ARBOURS HOA
OPERATING-ESCROW ACCOUNT**

4957 ALBEMARLE RD
CHARLOTTE, NC 28205

66-73/531
66

9/23/2008

PAY TO THE ORDER OF Duke Power \$ **110.07

One Hundred Ten and 07/100***** DOLLARS

Duke Power

J. Patterson

MEMO 0003618404/2072146000

⑈0000298⑈ ⑆053100737⑆ 170285282⑈



PROVIDENCE ARBOURS
4698 MCKEE RD

RECEIVED
SEP 19 2008

9.22.08 Bkm

Account Number 2072146000
Verification Code 0
Bill Date 09/18/2008
Current Charges Past Due After 10/02/2008

Service From: AUG 15 to SEP 16 (32 Days) Your next scheduled meter reading will occur between OCT 15 and OCT 20

PREVIOUS BILL AMOUNT	PAYMENTS (-)	NEW CHARGES (+)	ADJUSTMENTS (+ OR -)	AMOUNT DUE (=)
\$18.59	\$0.00	\$19.01	\$0.00	\$37.60

METER NUMBER	METER READINGS: PREVIOUS	METER READINGS: PRESENT	MULTI-PLIER	TOTAL USAGE	RATE SCHEDULE DESCRIPTION	AMOUNT
166105	25104	25130	1	26 KWH	G - General Service	18.27
					Prior Balance Due	18.59
					Late Payment Charge	.19
					Sales Tax	.55

Amount Due	37.60
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Electricity Usage	This Month	Last Year
Total KWH	26	37
Days	32	33
AVG KWH per Day	1	1
AVG Cost per Day	\$0.57	\$0.44

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.



NC GreenPower - an easy and effective way to help the environment.

By contributing to the advancement of energy generated from environmentally friendly sources like the sun, wind and water, you help the global effort to reduce carbon emissions. Sign up for NC GreenPower, and begin making a difference today. Learn more at www.duke-energy.com.

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