

Balance Sheet

Wednesday, November 30, 2016

Alley Annual Assessment

Cash Accounting Year Starts January 1, 2016

ASSETS

Current Assets

Alley Reserves Bank Acc.	\$201,774.24	
SVHOA Operating Account	\$29,556.12	
Total Current Assets		\$231,330.36

TOTAL ASSETS \$231,330.36

EQUITY

Alley Reserve Account		
Alley Reserves	\$170,925.89	
Alley Reserves Interest	\$362.35	
Total Alley Reserve Account		\$171,288.24

Current Year Earnings	\$28,635.00	
Retained Earnings	\$31,407.12	

TOTAL EQUITY \$231,330.36

TOTAL LIABILITIES AND EQUITY \$231,330.36

Balance Sheet

Wednesday, November 30, 2016

Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2016

ASSETS

Current Assets

SVHOA Operating Account

	\$5,217.25	
Total Current Assets		\$5,217.25

TOTAL ASSETS		<u>\$5,217.25</u>
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EQUITY

Current Year Earnings

\$957.00

Retained Earnings

\$4,260.25

TOTAL EQUITY		<u>\$5,217.25</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$5,217.25</u>
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Balance Sheet

Wednesday, November 30, 2016

Highgrove Townhomes

Cash Accounting Year Starts January 1, 2016

ASSETS

Current Assets

HG TH Reserves Bank Acc.	\$36,977.74	
Highgrove TH Reserves CD	\$110,135.55	
SVHOA Operating Account	\$32,119.46	
Total Current Assets		\$179,232.75

TOTAL ASSETS \$179,232.75

EQUITY

Highgrove TH Reserve Acc.		
HG Reserve Interest	\$505.16	
Highgrove TH Reserves	\$141,814.65	
Total Highgrove TH Reserve Acc.		\$142,319.81
Current Year Earnings	\$24,193.49	
Retained Earnings	\$12,719.45	

TOTAL EQUITY \$179,232.75

TOTAL LIABILITIES AND EQUITY \$179,232.75

Balance Sheet

Wednesday, November 30, 2016

Southern Village HOA

Cash Accounting Year Starts January 1, 2016

ASSETS

General Reserves Account			
General Reserves Bank Acc		\$93,469.62	
	Total General Reserves Account		\$93,469.62
Current Assets			
SVHOA Operating Account		\$37,026.22	
	Total Current Assets		\$37,026.22
	TOTAL ASSETS		\$130,495.84

EQUITY

General Reserves Account			
General Reserves		\$158,296.42	
Reserve Interest		\$173.20	
	Total General Reserves Account		\$158,469.62
Current Year Earnings		(\$4,120.82)	
Retained Earnings		(\$23,852.96)	
	TOTAL EQUITY		\$130,495.84
	TOTAL LIABILITIES AND EQUITY		\$130,495.84

Balance Sheet

Wednesday, November 30, 2016

Townhome I

Cash Accounting Year Starts January 1, 2016

ASSETS

Current Assets

SVHOA Operating Account	\$19,919.99	
TH I Reserve Bank Account	\$68,674.42	
Total Current Assets		\$88,594.41

TOTAL ASSETS \$88,594.41

EQUITY

Current Year Earnings	\$12,559.00	
Retained Earnings	\$23,387.84	
TH I Reserve Account		
TH I Reserves	\$52,525.66	
TH I Reserves Interest	\$121.91	
Total TH I Reserve Account		\$52,647.57

TOTAL EQUITY \$88,594.41

TOTAL LIABILITIES AND EQUITY \$88,594.41

Balance Sheet

Wednesday, November 30, 2016

Townhome II

Cash Accounting Year Starts January 1, 2016

ASSETS

Current Assets

SVHOA Operating Account	\$35,226.32	
TH II Reserve Bank Acc.	\$135,970.70	
Townhome II Reserves CD	\$110,135.55	
Total Current Assets		\$281,332.57

TOTAL ASSETS		<u>\$281,332.57</u>
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EQUITY

Current Year Earnings	\$19,877.00	
Retained Earnings	\$42,687.39	
TH II Reserve Account		
TH II Reserves	\$218,112.42	
TH II Reserves Interest	\$655.76	
Total TH II Reserve Account		\$218,768.18

TOTAL EQUITY		<u>\$281,332.57</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$281,332.57</u>
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Balance Sheet

Wednesday, November 30, 2016

Westend Townhomes

Cash Accounting Year Starts January 1, 2016

ASSETS

Current Assets

SVHOA Operating Account	\$14,718.35	
Westend ReserveBK Account	\$44,343.75	
Total Current Assets		\$59,062.10

TOTAL ASSETS \$59,062.10

EQUITY

Current Year Earnings	\$13,222.33	
Retained Earnings	\$18,362.71	
Westend Reserve Account		
Westend Reserves	\$27,419.24	
Westend Reserves Interest	\$57.82	
Total Westend Reserve Account		\$27,477.06

TOTAL EQUITY \$59,062.10

TOTAL LIABILITIES AND EQUITY \$59,062.10

Unexpended Budget Report

Wednesday, November 30, 2016

2016 Alleyways Budget

Alley Annual Assessment Cash Accounting Year Starts January 1, 2016

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Alley Annual Assessment	0	0	0	36,960	36,210	750	36,210	(750)
Alley Reserves Interest	33	0	33	362	0	362	0	(362)
Total Income	33	0	33	37,322	36,210	1,112	36,210	(1,112)
TOTAL INCOME	33	0	33	37,322	36,210	1,112	36,210	(1,112)
EXPENSES								
Expenses								
Operating Expenses								
Alley Management	0	0	0	1,200	1,200	0	1,200	0
Alley Repairs/Seal Coat	0	0	0	6,325	5,000	1,325	5,000	(1,325)
Alleyways Reserve Study	0	0	0	800	0	800	0	(800)
Total Operating Expenses	0	0	0	8,325	6,200	2,125	6,200	(2,125)
Total Operating Expenses	0	0	0	8,325	6,200	2,125	6,200	(2,125)
TOTAL EXPENSES	0	0	0	8,325	6,200	2,125	6,200	(2,125)
NET INCOME (LOSS)	33		33	28,997	30,010	(1,013)	30,010	
UNEXPENDED (OVER EXPENDED)								1,013

Unexpended Budget Report

Wednesday, November 30, 2016

2016 Courtyard Budget

Courtyard Annual Dues Cash Accounting Year Starts January 1, 2016

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Courtyard Assessment	0	0	0	7,000	7,000	0	7,000	0
Total Income	0	0	0	7,000	7,000	0	7,000	0
TOTAL INCOME	0	0	0	7,000	7,000	0	7,000	0
EXPENSES								
Expenses								
Operating Expenses								
Courtyard Landscape	323	323	0	3,553	3,553	0	3,876	323
Courtyard Maintenance	0	0	0	90	124	(34)	124	34
Courtyard Management Fee	0	0	0	600	600	0	600	0
Courtyard Mulch	0	0	0	1,800	1,800	0	2,400	600
Total Operating Expenses	323	323	0	6,043	6,077	(34)	7,000	957
Total Operating Expenses	323	323	0	6,043	6,077	(34)	7,000	957
TOTAL EXPENSES	323	323	0	6,043	6,077	(34)	7,000	957
NET INCOME (LOSS)	(323)	(323)		957	923	34		
UNEXPENDED (OVER EXPENDED)								(957)

Unexpended Budget Report

Wednesday, November 30, 2016

2016 Highgrove Townhomes Budget

Highgrove Townhomes Cash Accounting Year Starts January 1, 2016

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
HG Reserve Interest	47	0	47	505	0	505	0	(505)
HG TH Monthly Assessment	5,750	6,000	(250)	69,082	66,000	3,082	72,000	2,918
Total Income	5,797	6,000	(203)	69,587	66,000	3,587	72,000	2,413
TOTAL INCOME	5,797	6,000	(203)	69,587	66,000	3,587	72,000	2,413
EXPENSES								
Expenses								
Operating Expenses								
HG Landscape Non Contract	0	0	0	2,457	2,000	457	2,000	(457)
HG TH Reserve Study	0	0	0	950	0	950	0	(950)
Highgrove Build Exterior	1,655	667	988	8,670	7,333	1,337	8,000	(670)
Highgrove FA Contract	0	0	0	2,600	1,980	620	1,980	(620)
Highgrove FA Electric	161	175	(14)	1,311	1,925	(614)	2,100	789
Highgrove FA Inspections	0	1,010	(1,010)	0	1,010	(1,010)	1,010	1,010
Highgrove FA Phone	144	483	(339)	5,560	5,107	453	5,590	30
Highgrove Landscape	810	810	0	8,910	8,910	0	9,720	810
Highgrove Management Fee	0	0	0	7,500	7,500	0	7,500	0
Highgrove Mulch	0	0	0	2,250	2,000	250	2,000	(250)
Highgrove Print & Postage	0	0	0	0	0	0	275	275
Highgrove Termite Inspect	0	0	0	1,680	1,680	0	1,680	0
Highgrove Water & Sewer	656	1,000	(344)	3,001	5,963	(2,962)	6,400	3,399
Total Operating Expenses	3,426	4,145	(719)	44,889	45,408	(520)	48,255	3,366
Total Operating Expenses	3,426	4,145	(719)	44,889	45,408	(520)	48,255	3,366
TOTAL EXPENSES	3,426	4,145	(719)	44,889	45,408	(520)	48,255	3,366
NET INCOME (LOSS)	2,371	1,855	516	24,699	20,592	4,107	23,745	
UNEXPENDED (OVER EXPENDED)								(954)

Unexpended Budget Report

Wednesday, November 30, 2016

2016 SVHOA Budget

Southern Village HOA Cash Accounting Year Starts January 1, 2016

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Annual Assessment	0	0	0	183,818	182,600	1,218	182,600	(1,218)
Assessment Class III	0	0	0	550	550	0	550	0
Assessment Sub-Associat.	0	0	0	17,250	17,250	0	17,250	0
Assessment SV Apartments	0	0	0	3,675	3,675	0	3,675	0
Late Fee Income	40	0	40	4,752	0	4,752	2,000	(2,752)
NSF Fee	0	0	0	24	0	24	0	(24)
Other income	0	0	0	1,260	1,260	0	1,640	380
Reserve Interest	15	30	(15)	173	330	(157)	360	187
Total Income	55	30	25	211,502	205,665	5,837	208,075	(3,427)
TOTAL INCOME	55	30	25	211,502	205,665	5,837	208,075	(3,427)
EXPENSES								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Landscape	3,547	3,443	104	42,900	37,873	5,027	41,316	(1,584)
Mulch All Areas	0	1,500	(1,500)	6,540	8,000	(1,460)	8,000	1,460
Parks	440	0	440	15,278	12,000	3,278	12,000	(3,278)
Pond Care Contract	1,425	1,250	175	6,535	5,000	1,535	5,000	(1,535)
Trees (Street Care)	0	1,000	(1,000)	55,782	55,800	(19)	57,000	1,219
Total Maintenance Expenses	5,412	7,193	(1,781)	127,035	118,673	8,362	123,316	(3,719)
Total Maintenance Expenses	5,412	7,193	(1,781)	127,035	118,673	8,362	123,316	(3,719)
Electric	246	242	4	2,617	2,665	(48)	2,900	283
Market Street Events	0	0	0	10,000	10,000	0	10,000	0
Misc.	100	79	21	480	179	301	179	(301)
NC Symphony Donation	0	0	0	2,500	2,500	0	2,500	0
Police Substation	0	0	0	5,000	5,000	0	5,000	0
Storm Water Charge	0	0	0	1,020	1,050	(30)	1,050	30
SV Charity Events	0	0	0	0	0	0	400	400
Trash Cans (Wkly Service)	600	600	0	7,200	7,200	0	7,800	600
Water & Sewer Common Area	981	100	881	4,084	2,600	1,484	4,300	216

Unexpended Budget Report

Wednesday, November 30, 2016

2016 SVHOA Budget (Continued)

Southern Village HOA Cash Accounting Year Starts January 1, 2016

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Total Operating Expenses	7,339	8,214	(875)	159,935	149,867	10,068	157,445	(2,490)
SVHOA Administration								
Admin Misc. & Bank Fees	29	50	(21)	343	525	(182)	1,000	657
Insurance	0	0	0	9,126	4,800	4,326	4,800	(4,326)
Legal	0	0	0	3,386	3,000	386	3,000	(386)
Management Contract Fee	0	0	0	36,200	36,200	0	36,200	0
Printing & Postage	0	0	0	3,269	2,500	769	2,500	(769)
Reserve Study	0	0	0	800	0	800	0	(800)
Tax Return Preparation	0	0	0	640	630	10	630	(10)
Website	180	275	(95)	1,750	2,125	(375)	2,500	750
Total SVHOA Administration	209	325	(116)	55,515	49,780	5,735	50,630	(4,885)
TOTAL EXPENSES	7,548	8,539	(991)	215,450	199,647	15,803	208,075	(7,375)
NET INCOME (LOSS)	(7,492)	(8,509)	1,017	(3,948)	6,018	(9,966)		
UNEXPENDED (OVER EXPENDED)								3,948

Unexpended Budget Report

Wednesday, November 30, 2016

2016 Townhome 1 Budget

Townhome I Cash Accounting Year Starts January 1, 2016

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
TH I Reserves Interest	11	0	11	122	0	122	0	(122)
Townhome I Assessment	1,764	2,016	(252)	22,776	22,176	600	24,192	1,416
Total Income	1,775	2,016	(241)	22,898	22,176	722	24,192	1,294
TOTAL INCOME	1,775	2,016	(241)	22,898	22,176	722	24,192	1,294
EXPENSES								
Expenses								
Operating Expenses								
TH I Building Exterior	285	166	119	940	1,834	(894)	2,000	1,060
TH I Gutter Cleaning	0	0	0	0	0	0	400	400
TH I Landscape	352	352	0	3,872	3,872	0	4,250	378
TH I Management	0	0	0	2,500	2,500	0	2,500	0
TH I Mulch	0	0	0	1,350	1,200	150	1,200	(150)
TH I NonContract Landscap	0	0	0	245	245	0	800	555
TH I Printing & Postage	0	0	0	0	35	(35)	160	160
TH I Reserve Study	0	0	0	750	0	750	0	(750)
TH I Termite Inspection	0	0	0	560	560	0	560	0
Total Operating Expenses	637	518	119	10,217	10,246	(29)	11,870	1,653
Total Operating Expenses	637	518	119	10,217	10,246	(29)	11,870	1,653
TOTAL EXPENSES	637	518	119	10,217	10,246	(29)	11,870	1,653
NET INCOME (LOSS)	1,138	1,498	(360)	12,681	11,930	751	12,322	
UNEXPENDED (OVER EXPENDED)								(359)

Unexpended Budget Report

Wednesday, November 30, 2016

2016 Townhome II Budget

Townhome II Cash Accounting Year Starts January 1, 2016

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
TH II Monthly Assessment	3,871	4,400	(529)	48,741	48,400	341	52,800	4,059
TH II Reserves Interest	64	0	64	656	0	656	0	(656)
Total Income	3,935	4,400	(465)	49,397	48,400	997	52,800	3,403
TOTAL INCOME	3,935	4,400	(465)	49,397	48,400	997	52,800	3,403
EXPENSES								
Expenses								
Operating Expenses								
TH II Building Exterior	255	500	(245)	785	5,500	(4,715)	6,000	5,215
TH II Lansdscape	900	900	0	9,900	9,900	0	10,800	900
TH II Lndspe Non-Contract	1,054	250	804	1,054	2,750	(1,696)	3,000	1,946
TH II Management	0	0	0	8,500	8,500	0	8,500	0
TH II Mulch	0	0	0	5,400	4,800	600	4,800	(600)
TH II Printing & Postage	0	0	0	0	50	(50)	300	300
TH II Reserve Study	0	0	0	1,300	0	1,300	0	(1,300)
TH II Termite Inspection	0	0	0	1,925	1,925	0	1,925	0
Total Operating Expenses	2,209	1,650	559	28,864	33,425	(4,561)	35,325	6,461
Total Operating Expenses	2,209	1,650	559	28,864	33,425	(4,561)	35,325	6,461
TOTAL EXPENSES	2,209	1,650	559	28,864	33,425	(4,561)	35,325	6,461
NET INCOME (LOSS)	1,726	2,750	(1,024)	20,533	14,975	5,558	17,475	
UNEXPENDED (OVER EXPENDED)								(3,058)

Unexpended Budget Report

Wednesday, November 30, 2016

2016 Westend Townhomes Budget

Westend Townhomes Cash Accounting Year Starts January 1, 2016

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Westend Reserves Interest	5	0	5	58	0	58	0	(58)
Westend Townhomes	2,835	2,970	(135)	32,930	32,670	260	35,640	2,710
Total Income	2,840	2,970	(130)	32,988	32,670	318	35,640	2,652
TOTAL INCOME	2,840	2,970	(130)	32,988	32,670	318	35,640	2,652
EXPENSES								
Expenses								
Operating Expenses								
WE TH Landscope-NonContract	0	0	0	966	750	216	750	(216)
Westend Building Exterior	453	416	37	548	4,584	(4,036)	5,000	4,452
Westend FA Contract	0	0	0	2,368	1,100	1,268	1,100	(1,268)
Westend FA Electric	57	91	(34)	791	1,009	(218)	1,100	309
Westend FA Inspections	0	0	0	0	0	0	510	510
Westend FA Phone	438	233	205	3,375	2,567	808	2,800	(575)
Westend Landscape	440	440	0	4,840	4,840	0	5,280	440
Westend Management	0	0	0	3,500	3,500	0	3,500	0
Westend Mulch	0	0	0	1,800	1,600	200	1,600	(200)
Westend Reserve Study	0	0	0	750	0	750	0	(750)
Westend Termite Inspect	0	0	0	770	770	0	770	0
Westnd Printing & Postage	0	0	0	0	0	0	150	150
Total Operating Expenses	1,387	1,180	207	19,708	20,720	(1,012)	22,560	2,852
Total Operating Expenses	1,387	1,180	207	19,708	20,720	(1,012)	22,560	2,852
TOTAL EXPENSES	1,387	1,180	207	19,708	20,720	(1,012)	22,560	2,852
NET INCOME (LOSS)	1,453	1,790	(337)	13,280	11,950	1,330	13,080	
UNEXPENDED (OVER EXPENDED)								(200)