

# Balance Sheet

Sunday, September 30, 2018

## Alley Annual Assessment

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

Alley CD	\$100,000.00	
Alley Reserves Bank Acc.	\$151,799.01	
SVHOA Operating Account	\$24,370.12	
Total Current Assets		\$276,169.13

TOTAL ASSETS \$276,169.13

### EQUITY

Alley Reserve Account		
Alley Reserves	\$170,925.89	
Alley Reserves Interest	\$1,085.33	
Total Alley Reserve Account		\$172,011.22
Current Year Earnings	\$24,290.00	
Retained Earnings	\$79,867.91	

TOTAL EQUITY \$276,169.13

TOTAL LIABILITIES AND EQUITY \$276,169.13

# Balance Sheet

Sunday, September 30, 2018

## Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

SVHOA Operating Account

\$4,140.25

Total Current Assets

\$4,140.25

TOTAL ASSETS

\$4,140.25

### EQUITY

Current Year Earnings

(\$1,478.00)

Retained Earnings

\$5,618.25

TOTAL EQUITY

\$4,140.25

TOTAL LIABILITIES AND EQUITY

\$4,140.25

# Balance Sheet

Sunday, September 30, 2018

## Highgrove Townhomes

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

HG TH Reserves Bank Acc.	\$87,128.74	
Highgrove TH Reserves CD	\$111,394.50	
SVHOA Operating Account	\$5,874.94	
Total Current Assets		\$204,398.18

TOTAL ASSETS \$204,398.18

### EQUITY

Highgrove TH Reserve Acc.		
HG Reserve Interest	\$1,289.55	
Highgrove TH Reserves	\$141,894.49	
Total Highgrove TH Reserve Acc.		\$143,184.04
Current Year Earnings	(\$1,240.10)	
Retained Earnings	\$62,454.24	

TOTAL EQUITY \$204,398.18

TOTAL LIABILITIES AND EQUITY \$204,398.18

# Balance Sheet

Sunday, September 30, 2018

## Southern Village HOA

Cash Accounting Year Starts January 1, 2018

### ASSETS

General Reserves Account			
General Reserves Bank Acc		\$74,316.58	
	Total General Reserves Account		\$74,316.58
Current Assets			
Reserves CD		\$100,000.00	
SVHOA Operating Account		(\$9,915.75)	
	Total Current Assets		\$90,084.25
	<b>TOTAL ASSETS</b>		<b>\$164,400.83</b>

### EQUITY

General Reserves Account			
General Reserves		\$165,057.30	
Reserve Interest		\$571.57	
	Total General Reserves Account		\$165,628.87
Current Year Earnings		\$13,324.54	
Retained Earnings		(\$14,552.58)	
	<b>TOTAL EQUITY</b>		<b>\$164,400.83</b>
	<b>TOTAL LIABILITIES AND EQUITY</b>		<b>\$164,400.83</b>

# Balance Sheet

Sunday, September 30, 2018

## Townhome I

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

SVHOA Operating Account	\$16,018.17	
TH I Reserve Bank Account	\$97,194.34	
Total Current Assets		\$113,212.51

TOTAL ASSETS \$113,212.51

### EQUITY

Current Year Earnings	\$8,952.86	
Retained Earnings	\$51,086.93	
TH I Reserve Account		
TH I Reserves	\$52,525.66	
TH I Reserves Interest	\$647.06	
Total TH I Reserve Account		\$53,172.72

TOTAL EQUITY \$113,212.51

TOTAL LIABILITIES AND EQUITY \$113,212.51

# Balance Sheet

Sunday, September 30, 2018

## Townhome II

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

SVHOA Operating Account	\$22,517.10	
TH II Reserve Bank Acc.	\$182,275.47	
Townhome II Reserves CD	\$111,394.50	
Total Current Assets		\$316,187.07

TOTAL ASSETS \$316,187.07

### EQUITY

Current Year Earnings	\$8,919.24	
Retained Earnings	\$87,443.23	
TH II Reserve Account		
TH II Reserves	\$218,112.42	
TH II Reserves Interest	\$1,712.18	
Total TH II Reserve Account		\$219,824.60

TOTAL EQUITY \$316,187.07

TOTAL LIABILITIES AND EQUITY \$316,187.07

# Balance Sheet

Sunday, September 30, 2018

## Westend Townhomes

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

SVHOA Operating Account	\$7,582.92	
Westend ReserveBK Account	\$64,487.83	
Total Current Assets		\$72,070.75

TOTAL ASSETS \$72,070.75

### EQUITY

Current Year Earnings	\$6,333.17	
Retained Earnings	\$38,092.78	
Westend Reserve Account		
Westend Reserves	\$27,222.77	
Westend Reserves Interest	\$422.03	
Total Westend Reserve Account		\$27,644.80

TOTAL EQUITY \$72,070.75

TOTAL LIABILITIES AND EQUITY \$72,070.75

# Unexpended Budget Report

Sunday, September 30, 2018

## 2018 Alleyways Budget

Alley Annual Assessment Cash Accounting Year Starts January 1, 2018

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Alley Annual Assessment	0	0	0	36,235	36,210	25	36,210	(25)
Alley Reserves Interest	156	35	121	1,085	315	770	420	(665)
Total Income	156	35	121	37,320	36,525	795	36,630	(690)
TOTAL INCOME	156	35	121	37,320	36,525	795	36,630	(690)
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Alley Landscaping	0	0	0	875	0	875	0	(875)
Alley Management	0	0	0	1,600	1,600	0	1,600	0
Alley Repairs/Seal Coat	0	0	0	9,470	8,000	1,470	8,000	(1,470)
Total Operating Expenses	0	0	0	11,945	9,600	2,345	9,600	(2,345)
Total Operating Expenses	0	0	0	11,945	9,600	2,345	9,600	(2,345)
TOTAL EXPENSES	0	0	0	11,945	9,600	2,345	9,600	(2,345)
NET INCOME (LOSS)	156	35	121	25,375	26,925	(1,550)	27,030	
<b>UNEXPENDED (OVER EXPENDED)</b>								1,655

# Unexpended Budget Report

Sunday, September 30, 2018

## 2018 Courtyard Budget

Courtyard Annual Dues Cash Accounting Year Starts January 1, 2018

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
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
<b>TOTAL INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,000</b>	<b>7,000</b>	<b>0</b>	<b>7,000</b>	<b>0</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Courtyard Landscape	425	340	85	4,893	3,060	1,833	4,080	(813)
Courtyard Legal	0	0	0	585	0	585	0	(585)
Courtyard Maintenance	0	0	0	0	0	0	124	124
Courtyard Managment Fee	0	0	0	1,200	1,200	0	1,200	0
Courtyard Mulch	0	0	0	1,800	1,800	0	1,800	0
Total Operating Expenses	425	340	85	8,478	6,060	2,418	7,204	(1,274)
Total Operating Expenses	425	340	85	8,478	6,060	2,418	7,204	(1,274)
<b>TOTAL EXPENSES</b>	<b>425</b>	<b>340</b>	<b>85</b>	<b>8,478</b>	<b>6,060</b>	<b>2,418</b>	<b>7,204</b>	<b>(1,274)</b>
<b>NET INCOME (LOSS)</b>	<b>(425)</b>	<b>(340)</b>	<b>(85)</b>	<b>(1,478)</b>	<b>940</b>	<b>(2,418)</b>	<b>(204)</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>1,274</b>

# Unexpended Budget Report

Sunday, September 30, 2018

## 2018 Highgrove Townhomes Budget

Highgrove Townhomes Cash Accounting Year Starts January 1, 2018

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Highgrove Assessment	4,750	6,000	(1,250)	55,775	54,000	1,775	72,000	16,225
Highgrove Reserves Int	321	0	321	1,290	0	1,290	0	(1,290)
Total Income	5,071	6,000	(929)	57,065	54,000	3,065	72,000	14,935
<b>TOTAL INCOME</b>	<b>5,071</b>	<b>6,000</b>	<b>(929)</b>	<b>57,065</b>	<b>54,000</b>	<b>3,065</b>	<b>72,000</b>	<b>14,935</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Highgrove Build Exterior	2,519	665	1,854	13,181	5,999	7,182	8,000	(5,181)
Highgrove FA Contract	619	350	269	2,634	1,800	834	2,185	(449)
Highgrove FA Electric	104	100	4	1,027	1,100	(73)	1,500	473
Highgrove FA Inspections	930	0	930	930	0	930	600	(330)
Highgrove FA Phone	450	600	(150)	5,901	5,400	501	7,200	1,299
Highgrove Irrigation Rprs	1,740	0	1,740	6,180	0	6,180	0	(6,180)
Highgrove Landscape	854	852	2	7,197	7,668	(471)	10,224	3,027
Highgrove Landscape Other	0	0	0	4,532	0	4,532	1,000	(3,532)
Highgrove Management Fee	0	0	0	8,500	8,500	0	8,500	0
Highgrove Mulch	0	0	0	2,250	2,250	0	2,250	0
Highgrove Termite Inspect	1,680	1,680	0	1,680	1,680	0	1,680	0
Highgrove Water & Sewer	1,149	450	699	2,702	1,725	977	3,000	298
Total Operating Expenses	10,045	4,697	5,348	56,715	36,122	20,593	46,139	(10,576)
Total Operating Expenses	10,045	4,697	5,348	56,715	36,122	20,593	46,139	(10,576)
<b>TOTAL EXPENSES</b>	<b>10,045</b>	<b>4,697</b>	<b>5,348</b>	<b>56,715</b>	<b>36,122</b>	<b>20,593</b>	<b>46,139</b>	<b>(10,576)</b>
<b>NET INCOME (LOSS)</b>	<b>(4,974)</b>	<b>1,303</b>	<b>(6,277)</b>	<b>349</b>	<b>17,878</b>	<b>(17,529)</b>	<b>25,861</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>25,512</b>

# Unexpended Budget Report

Sunday, September 30, 2018

## 2018 SVHOA Budget

Southern Village HOA Cash Accounting Year Starts January 1, 2018

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Annual Assessment	330	0	330	211,145	212,480	(1,335)	212,480	1,335
Assessment Class III	0	0	0	640	640	0	640	0
Assessment Sub-Associat.	0	0	0	20,930	20,930	0	20,930	0
Assessment SV Apartments	0	0	0	4,650	4,650	0	4,650	0
Late Fee Income	280	0	280	2,800	3,810	(1,010)	3,810	1,010
NSF Fee	0	0	0	32	0	32	0	(32)
Other income	2,190	0	2,190	2,190	1,440	750	1,440	(750)
Reserve Interest	76	21	55	572	188	384	250	(322)
Total Income	2,876	21	2,855	242,959	244,138	(1,179)	244,200	1,241
TOTAL INCOME	2,876	21	2,855	242,959	244,138	(1,179)	244,200	1,241
<b>EXPENSES</b>								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Common Area/Pond Imprvmts	4,064	0	4,064	4,064	0	4,064	0	(4,064)
Landscape	4,035	4,042	(7)	36,465	36,375	90	48,500	12,035
Mulch All Areas	0	0	0	8,980	9,000	(20)	9,000	20
Parks	1,483	1,250	233	10,384	11,250	(866)	15,000	4,616
Pond Care Contract	816	0	816	3,706	3,750	(44)	5,000	1,294
Pond- Major Maintenance	0	0	0	35,119	35,000	119	35,000	(119)
Trees (Maintenance)	8,890	0	8,890	23,487	20,250	3,237	27,000	3,513
Total Maintenance Expenses	19,288	5,292	13,997	122,204	115,625	6,579	139,500	17,296
Total Maintenance Expenses	19,288	5,292	13,997	122,204	115,625	6,579	139,500	17,296
Electric	331	250	81	2,114	2,250	(136)	3,000	886
Market Street Events	0	0	0	10,000	10,000	0	10,000	0
NC Symphony Donation	5,000	0	5,000	5,000	0	5,000	2,500	(2,500)
Other/ Contingency	60	167	(107)	3,326	1,500	1,826	2,000	(1,326)
Police Substation	0	0	0	5,000	5,000	0	5,000	0
Storm Water Charge	1,254	0	1,254	1,254	1,300	(46)	1,300	46
Trash Cans (Wkly Service)	600	600	0	6,900	5,850	1,050	7,800	900
Trees (Grinding/Replace)	0	0	0	13,200	13,000	200	13,000	(200)

# Unexpended Budget Report

Sunday, September 30, 2018

## 2018 SVHOA Budget (Continued)

Southern Village HOA Cash Accounting Year Starts January 1, 2018

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>EXPENSES (Continued)</b>								
Expenses (Continued)								
Water & Sewer Common Area	555	500	55	2,952	4,500	(1,548)	6,000	3,048
Total Operating Expenses	27,089	6,808	20,280	171,950	159,025	12,925	190,100	18,150
<b>SVHOA Administration</b>								
Admin Misc. & Bank Fees	11	33	(22)	122	300	(178)	400	278
Audit	2,300	5,000	(2,700)	2,300	5,000	(2,700)	5,000	2,700
Insurance	4,849	0	4,849	8,354	9,500	(1,146)	9,500	1,146
Legal	0	208	(208)	798	1,875	(1,078)	2,500	1,703
Management Contract Fee	0	0	0	40,100	40,100	0	40,100	0
Printing & Postage	0	0	0	3,349	2,500	849	5,000	1,651
Tax Return Preparation	0	0	0	650	650	0	650	0
Website	180	250	(70)	1,440	2,250	(810)	3,000	1,560
Total SVHOA Administration	7,340	5,492	1,848	57,113	62,175	(5,062)	66,150	9,037
<b>TOTAL EXPENSES</b>	34,429	12,300	22,129	229,062	221,200	7,862	256,250	27,188
<b>NET INCOME (LOSS)</b>	(31,552)	(12,279)	(19,273)	13,896	22,937	(9,041)	(12,050)	
<b>UNEXPENDED (OVER EXPENDED)</b>								(25,946)

# Unexpended Budget Report

Sunday, September 30, 2018

## 2018 Townhome 1 Budget

Townhome I Cash Accounting Year Starts January 1, 2018

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
TH I Assessment	1,764	2,016	(252)	18,407	18,144	263	24,192	5,785
TH I Reserves Interest	100	0	100	647	0	647	0	(647)
Total Income	1,864	2,016	(152)	19,054	18,144	910	24,192	5,138
TOTAL INCOME	1,864	2,016	(152)	19,054	18,144	910	24,192	5,138
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH I Building Exterior	505	166	339	971	1,502	(531)	2,000	1,029
TH I Landscape	375	371	4	3,148	3,339	(191)	4,452	1,304
TH I Management	0	0	0	2,000	2,000	0	2,000	0
TH I Mulch	0	0	0	1,350	1,350	0	1,350	0
TH I NonContract Landscap	0	0	0	1,425	0	1,425	2,000	575
TH I Termite Inspection	560	560	0	560	560	0	560	0
Total Operating Expenses	1,440	1,097	343	9,454	8,751	703	12,362	2,908
Total Operating Expenses	1,440	1,097	343	9,454	8,751	703	12,362	2,908
TOTAL EXPENSES	1,440	1,097	343	9,454	8,751	703	12,362	2,908
NET INCOME (LOSS)	424	919	(495)	9,600	9,393	207	11,830	
<b>UNEXPENDED (OVER EXPENDED)</b>								2,230

# Unexpended Budget Report

Sunday, September 30, 2018

## 2018 Townhome II Budget

Townhome II Cash Accounting Year Starts January 1, 2018

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
TH II Assessment	4,480	4,400	80	39,858	39,600	258	52,800	12,942
TH II Reserves Interest	418	0	418	1,712	0	1,712	0	(1,712)
Total Income	4,898	4,400	498	41,571	39,600	1,971	52,800	11,229
<b>TOTAL INCOME</b>	<b>4,898</b>	<b>4,400</b>	<b>498</b>	<b>41,571</b>	<b>39,600</b>	<b>1,971</b>	<b>52,800</b>	<b>11,229</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH II Building Exterior	464	0	464	4,454	500	3,954	1,500	(2,954)
TH II Lansdscape	1,375	947	428	10,712	8,523	2,189	11,364	652
TH II Lndspe Non-Contract	0	0	0	3,048	0	3,048	3,000	(48)
TH II Management	0	0	0	5,400	5,400	0	5,400	0
TH II Mulch	0	0	0	5,400	5,400	0	5,400	0
TH II Termite Inspection	1,925	1,925	0	1,925	1,925	0	1,925	0
Total Operating Expenses	3,764	2,872	892	30,939	21,748	9,191	28,589	(2,350)
Total Operating Expenses	3,764	2,872	892	30,939	21,748	9,191	28,589	(2,350)
<b>TOTAL EXPENSES</b>	<b>3,764</b>	<b>2,872</b>	<b>892</b>	<b>30,939</b>	<b>21,748</b>	<b>9,191</b>	<b>28,589</b>	<b>(2,350)</b>
<b>NET INCOME (LOSS)</b>	<b>1,134</b>	<b>1,528</b>	<b>(394)</b>	<b>10,631</b>	<b>17,852</b>	<b>(7,221)</b>	<b>24,211</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>13,580</b>

# Unexpended Budget Report

Sunday, September 30, 2018

## 2018 Westend Townhomes Budget

Westend Townhomes Cash Accounting Year Starts January 1, 2018

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Westend Assessment	3,465	2,970	495	27,494	26,730	764	35,640	8,146
Westend Reserves Interest	66	0	66	422	0	422	0	(422)
Total Income	3,531	2,970	561	27,916	26,730	1,186	35,640	7,724
<b>TOTAL INCOME</b>	<b>3,531</b>	<b>2,970</b>	<b>561</b>	<b>27,916</b>	<b>26,730</b>	<b>1,186</b>	<b>35,640</b>	<b>7,724</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Westend Building Exterior	63	1,000	(937)	2,015	1,000	1,015	1,000	(1,015)
Westend FA Contract	351	1,500	(1,149)	1,507	3,000	(1,493)	3,000	1,493
Westend FA Electric	53	80	(27)	977	740	237	1,000	23
Westend FA Inspections	0	0	0	1,209	1,300	(91)	2,700	1,491
Westend FA Phone	300	300	0	2,982	2,700	282	3,600	618
Westend FA Repairs	406	0	406	1,418	0	1,418	0	(1,418)
Westend Landscape	458	463	(5)	3,893	4,167	(274)	5,556	1,663
Westend Landscape Other	0	0	0	990	3,000	(2,010)	3,000	2,010
Westend Management	0	0	0	3,600	3,600	0	3,600	0
Westend Mulch	0	0	0	1,800	1,800	0	1,800	0
Westend Termite Inspect	770	770	0	770	770	0	770	0
Total Operating Expenses	2,401	4,113	(1,712)	21,161	22,077	(916)	26,026	4,865
Total Operating Expenses	2,401	4,113	(1,712)	21,161	22,077	(916)	26,026	4,865
<b>TOTAL EXPENSES</b>	<b>2,401</b>	<b>4,113</b>	<b>(1,712)</b>	<b>21,161</b>	<b>22,077</b>	<b>(916)</b>	<b>26,026</b>	<b>4,865</b>
<b>NET INCOME (LOSS)</b>	<b>1,130</b>	<b>(1,143)</b>	<b>2,273</b>	<b>6,755</b>	<b>4,653</b>	<b>2,102</b>	<b>9,614</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>2,859</b>