

# Balance Sheet

Friday, November 30, 2018

## Alley Annual Assessment

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

Alley CD	\$100,000.00	
Alley Reserves Bank Acc.	\$172,141.13	
SVHOA Operating Account	\$4,515.12	
Total Current Assets		\$276,656.25

TOTAL ASSETS \$276,656.25

### EQUITY

Alley Reserve Account		
Alley Reserves	\$170,925.89	
Alley Reserves Interest	\$1,427.45	
Total Alley Reserve Account		\$172,353.34
Current Year Earnings	\$24,435.00	
Retained Earnings	\$79,867.91	

TOTAL EQUITY \$276,656.25

TOTAL LIABILITIES AND EQUITY \$276,656.25

# Balance Sheet

Friday, November 30, 2018

## Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

SVHOA Operating Account

\$3,540.25

Total Current Assets

\$3,540.25

TOTAL ASSETS

\$3,540.25

### EQUITY

Current Year Earnings

(\$2,078.00)

Retained Earnings

\$5,618.25

TOTAL EQUITY

\$3,540.25

TOTAL LIABILITIES AND EQUITY

\$3,540.25

# Balance Sheet

Friday, November 30, 2018

## Highgrove Townhomes

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

HG TH Reserves Bank Acc.	\$87,310.94	
Highgrove TH Reserves CD	\$111,851.07	
SVHOA Operating Account	\$10,658.04	
Total Current Assets		\$209,820.05

TOTAL ASSETS \$209,820.05

### EQUITY

Highgrove TH Reserve Acc.		
Highgrove Reserves Int	\$1,928.32	
Highgrove TH Reserves	\$141,894.49	
Total Highgrove TH Reserve Acc.		\$143,822.81
Current Year Earnings	\$3,543.00	
Retained Earnings	\$62,454.24	

TOTAL EQUITY \$209,820.05

TOTAL LIABILITIES AND EQUITY \$209,820.05

# Balance Sheet

Friday, November 30, 2018

## Southern Village HOA

Cash Accounting Year Starts January 1, 2018

### ASSETS

General Reserves Account			
General Reserves Bank Acc		\$74,471.99	
	Total General Reserves Account		\$74,471.99
Current Assets			
Reserves CD		\$100,000.00	
SVHOA Operating Account		(\$20,043.47)	
	Total Current Assets		\$79,956.53
	TOTAL ASSETS		<u>\$154,428.52</u>

### EQUITY

General Reserves Account			
General Reserves		\$165,057.30	
Reserve Interest		\$726.98	
	Total General Reserves Account		\$165,784.28
Current Year Earnings		\$3,196.82	
Retained Earnings		(\$14,552.58)	
	TOTAL EQUITY		<u>\$154,428.52</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$154,428.52</u>

# Balance Sheet

Friday, November 30, 2018

## Townhome I

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

SVHOA Operating Account	\$13,823.17	
TH I Reserve Bank Account	\$102,403.76	
Total Current Assets		\$116,226.93

TOTAL ASSETS \$116,226.93

### EQUITY

Current Year Earnings	\$11,757.86	
Retained Earnings	\$51,086.93	
TH I Reserve Account		
TH I Reserves	\$52,525.66	
TH I Reserves Interest	\$856.48	
Total TH I Reserve Account		\$53,382.14

TOTAL EQUITY \$116,226.93

TOTAL LIABILITIES AND EQUITY \$116,226.93

# Balance Sheet

Friday, November 30, 2018

## Townhome II

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

SVHOA Operating Account	\$18,856.48	
TH II Reserve Bank Acc.	\$192,668.98	
Townhome II Reserves CD	\$111,851.07	
Total Current Assets		\$323,376.53

TOTAL ASSETS \$323,376.53

### EQUITY

Current Year Earnings	\$15,258.62	
Retained Earnings	\$87,443.23	
TH II Reserve Account		
TH II Reserves	\$218,112.42	
TH II Reserves Interest	\$2,562.26	
Total TH II Reserve Account		\$220,674.68

TOTAL EQUITY \$323,376.53

TOTAL LIABILITIES AND EQUITY \$323,376.53

# Balance Sheet

Friday, November 30, 2018

## Westend Townhomes

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

SVHOA Operating Account	\$11,823.69	
Westend ReserveBK Account	\$64,622.68	
Total Current Assets		\$76,446.37

TOTAL ASSETS \$76,446.37

### EQUITY

Current Year Earnings	\$10,573.94	
Retained Earnings	\$38,092.78	
Westend Reserve Account		
Westend Reserves	\$27,222.77	
Westend Reserves Interest	\$556.88	
Total Westend Reserve Account		\$27,779.65

TOTAL EQUITY \$76,446.37

TOTAL LIABILITIES AND EQUITY \$76,446.37

# Unexpended Budget Report

Friday, November 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	36,380	36,210	170	36,210	(170)
Alley Reserves Interest	177	35	142	1,427	385	1,042	420	(1,007)
Total Income	177	35	142	37,807	36,595	1,212	36,630	(1,177)
<b>TOTAL INCOME</b>	177	35	142	37,807	36,595	1,212	36,630	(1,177)
<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)
<b>TOTAL EXPENSES</b>	0	0	0	11,945	9,600	2,345	9,600	(2,345)
<b>NET INCOME (LOSS)</b>	177	35	142	25,862	26,995	(1,133)	27,030	
<b>UNEXPENDED (OVER EXPENDED)</b>								1,168

# Unexpended Budget Report

Friday, November 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
TOTAL INCOME	0	0	0	7,000	7,000	0	7,000	0
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Courtyard Landscape	250	340	(90)	5,493	3,740	1,753	4,080	(1,413)
Courtyard Legal	0	0	0	585	0	585	0	(585)
Courtyard Maintenance	0	0	0	0	0	0	124	124
Courtyard Management 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	250	340	(90)	9,078	6,740	2,338	7,204	(1,874)
Total Operating Expenses	250	340	(90)	9,078	6,740	2,338	7,204	(1,874)
TOTAL EXPENSES	250	340	(90)	9,078	6,740	2,338	7,204	(1,874)
NET INCOME (LOSS)	(250)	(340)	90	(2,078)	260	(2,338)	(204)	
<b>UNEXPENDED (OVER EXPENDED)</b>								1,874

# Unexpended Budget Report

Friday, November 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	5,250	6,000	(750)	67,650	66,000	1,650	72,000	4,350
Highgrove Reserves Int	546	0	546	1,928	0	1,928	0	(1,928)
Total Income	5,796	6,000	(204)	69,578	66,000	3,578	72,000	2,422
<b>TOTAL INCOME</b>	<b>5,796</b>	<b>6,000</b>	<b>(204)</b>	<b>69,578</b>	<b>66,000</b>	<b>3,578</b>	<b>72,000</b>	<b>2,422</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Highgrove Build Exterior	1,870	667	1,203	15,732	7,333	8,399	8,000	(7,732)
Highgrove FA Contract	(150)	0	(150)	2,484	2,185	299	2,185	(299)
Highgrove FA Electric	69	200	(131)	1,300	1,400	(100)	1,500	200
Highgrove FA Inspections	0	0	0	930	0	930	600	(330)
Highgrove FA Phone	601	600	1	7,016	6,600	416	7,200	184
Highgrove FA Repairs	64	0	64	1,804	0	1,804	0	(1,804)
Highgrove Irrigation Rprs	0	0	0	4,440	0	4,440	0	(4,440)
Highgrove Landscape	0	852	(852)	8,052	9,372	(1,320)	10,224	2,172
Highgrove Landscape Other	275	0	275	4,807	1,000	3,807	1,000	(3,807)
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	0	0	0	1,680	1,680	0	1,680	0
Highgrove Water & Sewer	1,149	400	749	5,111	2,600	2,511	3,000	(2,111)
Total Operating Expenses	3,879	2,719	1,160	64,107	42,920	21,187	46,139	(17,968)
Total Operating Expenses	3,879	2,719	1,160	64,107	42,920	21,187	46,139	(17,968)
<b>TOTAL EXPENSES</b>	<b>3,879</b>	<b>2,719</b>	<b>1,160</b>	<b>64,107</b>	<b>42,920</b>	<b>21,187</b>	<b>46,139</b>	<b>(17,968)</b>
<b>NET INCOME (LOSS)</b>	<b>1,917</b>	<b>3,281</b>	<b>(1,364)</b>	<b>5,471</b>	<b>23,080</b>	<b>(17,609)</b>	<b>25,861</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>20,390</b>

# Unexpended Budget Report

Friday, November 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	0	0	0	211,785	212,480	(695)	212,480	695
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	100	0	100	3,140	3,810	(670)	3,810	670
NSF Fee	0	0	0	32	0	32	0	(32)
Other income	0	0	0	2,190	1,440	750	1,440	(750)
Reserve Interest	76	21	56	727	229	498	250	(477)
Total Income	176	21	156	244,094	244,179	(85)	244,200	106
<b>TOTAL INCOME</b>	176	21	156	244,094	244,179	(85)	244,200	106
<b>EXPENSES</b>								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Common Area/Pond Imprvmts	0	0	0	4,064	0	4,064	0	(4,064)
Landscape	1,325	4,042	(2,717)	41,825	44,458	(2,633)	48,500	6,675
Mulch All Areas	0	0	0	8,980	9,000	(20)	9,000	20
Parks	338	1,250	(912)	10,722	13,750	(3,028)	15,000	4,278
Pond Care Contract	0	0	0	4,114	5,000	(886)	5,000	886
Pond- Major Maintenance	0	0	0	35,119	35,000	119	35,000	(119)
Trees (Maintenance)	1,295	0	1,295	24,782	27,000	(2,218)	27,000	2,218
Total Maintenance Expenses	2,958	5,292	(2,334)	129,605	134,208	(4,603)	139,500	9,895
Total Maintenance Expenses	2,958	5,292	(2,334)	129,605	134,208	(4,603)	139,500	9,895
Electric	224	250	(26)	2,471	2,750	(279)	3,000	529
Market Street Events	0	0	0	10,000	10,000	0	10,000	0
NC Symphony Donation	0	0	0	5,000	0	5,000	2,500	(2,500)
Other/ Contingency	160	167	(7)	3,486	1,833	1,652	2,000	(1,486)
Police Substation	0	0	0	5,000	5,000	0	5,000	0
Storm Water Charge	0	0	0	1,254	1,300	(46)	1,300	46
Trash Cans (Wkly Service)	1,450	600	850	8,950	7,200	1,750	7,800	(1,150)
Trees (Grinding/Replace)	0	0	0	13,200	13,000	200	13,000	(200)

# Unexpended Budget Report

Friday, November 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
EXPENSES (Continued)								
Expenses (Continued)								
Water & Sewer Common Area	386	500	(114)	3,706	5,500	(1,794)	6,000	2,294
Total Operating Expenses	5,177	6,808	(1,631)	182,672	180,792	1,880	190,100	7,428
SVHOA Administration								
Admin Misc. & Bank Fees	15	33	(18)	147	367	(219)	400	253
Audit	0	0	0	2,300	5,000	(2,700)	5,000	2,700
Insurance	0	0	0	8,354	9,500	(1,146)	9,500	1,146
Legal	0	208	(208)	798	2,292	(1,494)	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)	1,800	2,750	(950)	3,000	1,200
Total SVHOA Administration	195	492	(296)	57,498	63,158	(5,660)	66,150	8,652
<b>TOTAL EXPENSES</b>	<b>5,373</b>	<b>7,300</b>	<b>(1,927)</b>	<b>240,170</b>	<b>243,950</b>	<b>(3,780)</b>	<b>256,250</b>	<b>16,080</b>
<b>NET INCOME (LOSS)</b>	<b>(5,196)</b>	<b>(7,279)</b>	<b>2,083</b>	<b>3,924</b>	<b>229</b>	<b>3,695</b>	<b>(12,050)</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(15,974)</b>

# Unexpended Budget Report

Friday, November 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)	22,062	22,176	(114)	24,192	2,130
TH I Reserves Interest	105	0	105	856	0	856	0	(856)
Total Income	1,869	2,016	(147)	22,918	22,176	742	24,192	1,274
<b>TOTAL INCOME</b>	<b>1,869</b>	<b>2,016</b>	<b>(147)</b>	<b>22,918</b>	<b>22,176</b>	<b>742</b>	<b>24,192</b>	<b>1,274</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH I Building Exterior	0	166	(166)	971	1,834	(863)	2,000	1,029
TH I Landscape	0	371	(371)	3,523	4,081	(558)	4,452	929
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	475	0	475	1,900	0	1,900	2,000	100
TH I Termite Inspection	0	0	0	560	560	0	560	0
Total Operating Expenses	475	537	(62)	10,304	9,825	479	12,362	2,058
Total Operating Expenses	475	537	(62)	10,304	9,825	479	12,362	2,058
<b>TOTAL EXPENSES</b>	<b>475</b>	<b>537</b>	<b>(62)</b>	<b>10,304</b>	<b>9,825</b>	<b>479</b>	<b>12,362</b>	<b>2,058</b>
<b>NET INCOME (LOSS)</b>	<b>1,394</b>	<b>1,479</b>	<b>(85)</b>	<b>12,614</b>	<b>12,351</b>	<b>263</b>	<b>11,830</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(784)</b>

# Unexpended Budget Report

Friday, November 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	3,920	4,400	(480)	48,438	48,400	38	52,800	4,362
TH II Reserves Interest	654	0	654	2,562	0	2,562	0	(2,562)
Total Income	4,574	4,400	174	51,001	48,400	2,601	52,800	1,799
<b>TOTAL INCOME</b>	<b>4,574</b>	<b>4,400</b>	<b>174</b>	<b>51,001</b>	<b>48,400</b>	<b>2,601</b>	<b>52,800</b>	<b>1,799</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH II Building Exterior	741	0	741	5,195	500	4,695	1,500	(3,695)
TH II Lansdscape	0	947	(947)	12,087	10,417	1,670	11,364	(723)
TH II Lndspe Non-Contract	125	0	125	3,173	0	3,173	3,000	(173)
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	0	0	0	1,925	1,925	0	1,925	0
Total Operating Expenses	866	947	(81)	33,180	23,642	9,538	28,589	(4,591)
Total Operating Expenses	866	947	(81)	33,180	23,642	9,538	28,589	(4,591)
<b>TOTAL EXPENSES</b>	<b>866</b>	<b>947</b>	<b>(81)</b>	<b>33,180</b>	<b>23,642</b>	<b>9,538</b>	<b>28,589</b>	<b>(4,591)</b>
<b>NET INCOME (LOSS)</b>	<b>3,709</b>	<b>3,453</b>	<b>256</b>	<b>17,821</b>	<b>24,758</b>	<b>(6,937)</b>	<b>24,211</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>6,390</b>

# Unexpended Budget Report

Friday, November 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	2,695	2,970	(275)	33,159	32,670	489	35,640	2,481
Westend Reserves Interest	66	0	66	557	0	557	0	(557)
Total Income	2,761	2,970	(209)	33,716	32,670	1,046	35,640	1,924
<b>TOTAL INCOME</b>	<b>2,761</b>	<b>2,970</b>	<b>(209)</b>	<b>33,716</b>	<b>32,670</b>	<b>1,046</b>	<b>35,640</b>	<b>1,924</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Westend Building Exterior	0	0	0	2,204	1,000	1,204	1,000	(1,204)
Westend FA Contract	(150)	0	(150)	1,357	3,000	(1,643)	3,000	1,643
Westend FA Electric	54	90	(36)	1,079	910	169	1,000	(79)
Westend FA Inspections	0	0	0	1,209	2,700	(1,491)	2,700	1,491
Westend FA Phone	301	300	1	3,582	3,300	282	3,600	18
Westend FA Repairs	0	0	0	1,418	0	1,418	0	(1,418)
Westend Landscape	0	463	(463)	4,351	5,093	(742)	5,556	1,205
Westend Landscape Other	225	0	225	1,215	3,000	(1,785)	3,000	1,785
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	0	0	0	770	770	0	770	0
Total Operating Expenses	430	853	(423)	22,585	25,173	(2,588)	26,026	3,441
Total Operating Expenses	430	853	(423)	22,585	25,173	(2,588)	26,026	3,441
<b>TOTAL EXPENSES</b>	<b>430</b>	<b>853</b>	<b>(423)</b>	<b>22,585</b>	<b>25,173</b>	<b>(2,588)</b>	<b>26,026</b>	<b>3,441</b>
<b>NET INCOME (LOSS)</b>	<b>2,331</b>	<b>2,117</b>	<b>214</b>	<b>11,131</b>	<b>7,497</b>	<b>3,634</b>	<b>9,614</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(1,517)</b>