

# Balance Sheet

Monday, December 31, 2018

## Alley Annual Assessment

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

Alley CD	\$100,000.00	
Alley Reserves Bank Acc.	\$172,323.97	
SVHOA Operating Account	\$3,085.12	
Total Current Assets		\$275,409.09

TOTAL ASSETS \$275,409.09

### EQUITY

Alley Reserve Account		
Alley Reserves	\$170,925.89	
Alley Reserves Interest	\$1,610.29	
Total Alley Reserve Account		\$172,536.18
Current Year Earnings	\$23,005.00	
Retained Earnings	\$79,867.91	

TOTAL EQUITY \$275,409.09

TOTAL LIABILITIES AND EQUITY \$275,409.09

# Balance Sheet

Monday, December 31, 2018

## Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

SVHOA Operating Account

\$2,840.25

Total Current Assets

\$2,840.25

TOTAL ASSETS

\$2,840.25

### EQUITY

Current Year Earnings

(\$2,778.00)

Retained Earnings

\$5,618.25

TOTAL EQUITY

\$2,840.25

TOTAL LIABILITIES AND EQUITY

\$2,840.25

# Balance Sheet

Monday, December 31, 2018

## Highgrove Townhomes

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

HG TH Reserves Bank Acc.	\$87,403.68	
Highgrove TH Reserves CD	\$112,076.30	
SVHOA Operating Account	\$16,081.82	
Total Current Assets		\$215,561.80
TOTAL ASSETS		<u>\$215,561.80</u>

### EQUITY

Highgrove TH Reserve Acc.		
Highgrove Reserves Int	\$2,246.29	
Highgrove TH Reserves	\$141,894.49	
Total Highgrove TH Reserve Acc.		\$144,140.78
Current Year Earnings	\$8,966.78	
Retained Earnings	\$62,454.24	
TOTAL EQUITY		<u>\$215,561.80</u>
TOTAL LIABILITIES AND EQUITY		<u>\$215,561.80</u>

# Balance Sheet

Monday, December 31, 2018

## Southern Village HOA

Cash Accounting Year Starts January 1, 2018

### ASSETS

General Reserves Account			
General Reserves Bank Acc		\$74,551.10	
	Total General Reserves Account		\$74,551.10
Current Assets			
Reserves CD		\$100,000.00	
SVHOA Operating Account		(\$33,359.34)	
	Total Current Assets		\$66,640.66
	<b>TOTAL ASSETS</b>		<b>\$141,191.76</b>

### EQUITY

General Reserves Account			
General Reserves		\$165,057.30	
Reserve Interest		\$806.09	
	Total General Reserves Account		\$165,863.39
Current Year Earnings		(\$10,119.05)	
Retained Earnings		(\$14,552.58)	
	<b>TOTAL EQUITY</b>		<b>\$141,191.76</b>
	<b>TOTAL LIABILITIES AND EQUITY</b>		<b>\$141,191.76</b>

# Balance Sheet

Monday, December 31, 2018

## Townhome I

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

SVHOA Operating Account	\$16,934.87	
TH I Reserve Bank Account	\$102,512.53	
Total Current Assets		\$119,447.40

TOTAL ASSETS \$119,447.40

### EQUITY

Current Year Earnings	\$14,869.56	
Retained Earnings	\$51,086.93	
TH I Reserve Account		
TH I Reserves	\$52,525.66	
TH I Reserves Interest	\$965.25	
Total TH I Reserve Account		\$53,490.91

TOTAL EQUITY \$119,447.40

TOTAL LIABILITIES AND EQUITY \$119,447.40

# Balance Sheet

Monday, December 31, 2018

## Townhome II

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

SVHOA Operating Account	\$18,742.59	
TH II Reserve Bank Acc.	\$192,873.63	
Townhome II Reserves CD	\$112,076.30	
Total Current Assets		\$323,692.52

TOTAL ASSETS		<u>\$323,692.52</u>
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### EQUITY

Current Year Earnings	\$15,144.73	
Retained Earnings	\$87,443.23	
TH II Reserve Account		
TH II Reserves	\$218,112.42	
TH II Reserves Interest	\$2,992.14	
Total TH II Reserve Account		\$221,104.56

TOTAL EQUITY		<u>\$323,692.52</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$323,692.52</u>
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# Balance Sheet

Monday, December 31, 2018

## Westend Townhomes

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

SVHOA Operating Account	\$12,944.86	
Westend ReserveBK Account	\$64,691.33	
Total Current Assets		\$77,636.19

TOTAL ASSETS		<u>\$77,636.19</u>
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### EQUITY

Current Year Earnings	\$11,695.11	
Retained Earnings	\$38,092.78	
Westend Reserve Account		
Westend Reserves	\$27,222.77	
Westend Reserves Interest	\$625.53	
Total Westend Reserve Account		\$27,848.30

TOTAL EQUITY		<u>\$77,636.19</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$77,636.19</u>
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# Unexpended Budget Report

Monday, December 31, 2018

<b>2018 Alleyways Budget</b>
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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	170	0	170	36,550	36,210	340	36,210	(340)
Alley Reserves Interest	183	35	148	1,610	420	1,190	420	(1,190)
Total Income	353	35	318	38,160	36,630	1,530	36,630	(1,530)
TOTAL INCOME	353	35	318	38,160	36,630	1,530	36,630	(1,530)
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Alley Landscaping	1,600	0	1,600	2,475	0	2,475	0	(2,475)
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	1,600	0	1,600	13,545	9,600	3,945	9,600	(3,945)
Total Operating Expenses	1,600	0	1,600	13,545	9,600	3,945	9,600	(3,945)
TOTAL EXPENSES	1,600	0	1,600	13,545	9,600	3,945	9,600	(3,945)
NET INCOME (LOSS)	(1,247)	35	(1,282)	24,615	27,030	(2,415)	27,030	
<b>UNEXPENDED (OVER EXPENDED)</b>								2,415

# Unexpended Budget Report

Monday, December 31, 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	700	340	360	6,193	4,080	2,113	4,080	(2,113)
Courtyard Legal	0	0	0	585	0	585	0	(585)
Courtyard Maintenance	0	124	(124)	0	124	(124)	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	700	464	236	9,778	7,204	2,574	7,204	(2,574)
Total Operating Expenses	700	464	236	9,778	7,204	2,574	7,204	(2,574)
<b>TOTAL EXPENSES</b>	<b>700</b>	<b>464</b>	<b>236</b>	<b>9,778</b>	<b>7,204</b>	<b>2,574</b>	<b>7,204</b>	<b>(2,574)</b>
<b>NET INCOME (LOSS)</b>	<b>(700)</b>	<b>(464)</b>	<b>(236)</b>	<b>(2,778)</b>	<b>(204)</b>	<b>(2,574)</b>	<b>(204)</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>2,574</b>

# Unexpended Budget Report

Monday, December 31, 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	10,278	6,000	4,278	77,608	72,000	5,608	72,000	(5,608)
Highgrove Reserves Int	318	0	318	2,246	0	2,246	0	(2,246)
Total Income	10,595	6,000	4,595	79,854	72,000	7,854	72,000	(7,854)
TOTAL INCOME	10,595	6,000	4,595	79,854	72,000	7,854	72,000	(7,854)
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Highgrove Build Exterior	1,470	667	803	17,202	8,000	9,202	8,000	(9,202)
Highgrove FA Contract	0	0	0	2,484	2,185	299	2,185	(299)
Highgrove FA Electric	99	100	(1)	1,400	1,500	(100)	1,500	100
Highgrove FA Inspections	0	600	(600)	930	600	330	600	(330)
Highgrove FA Phone	600	600	0	7,617	7,200	417	7,200	(417)
Highgrove FA Repairs	105	0	105	1,909	0	1,909	0	(1,909)
Highgrove Irrigation Rprs	0	0	0	4,440	0	4,440	0	(4,440)
Highgrove Landscape	1,708	852	856	9,760	10,224	(464)	10,224	464
Highgrove Landscape Other	125	0	125	4,932	1,000	3,932	1,000	(3,932)
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	426	400	26	5,537	3,000	2,537	3,000	(2,537)
Total Operating Expenses	4,534	3,219	1,315	68,641	46,139	22,502	46,139	(22,502)
Total Operating Expenses	4,534	3,219	1,315	68,641	46,139	22,502	46,139	(22,502)
TOTAL EXPENSES	4,534	3,219	1,315	68,641	46,139	22,502	46,139	(22,502)
NET INCOME (LOSS)	6,062	2,781	3,281	11,213	25,861	(14,648)	25,861	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>14,648</b>

# Unexpended Budget Report

Monday, December 31, 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	864	0	864	212,977	212,480	497	212,480	(497)
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	200	0	200	3,340	3,810	(470)	3,810	470
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	79	21	58	806	250	556	250	(556)
Total Income	1,143	21	1,123	245,565	244,200	1,365	244,200	(1,365)
<b>TOTAL INCOME</b>	1,143	21	1,123	245,565	244,200	1,365	244,200	(1,365)
<b>EXPENSES</b>								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Common Area/Pond Imprvmts	0	0	0	4,064	0	4,064	0	(4,064)
Landscape	8,070	4,042	4,028	49,895	48,500	1,395	48,500	(1,395)
Mulch All Areas	0	0	0	8,980	9,000	(20)	9,000	20
Parks	650	1,250	(600)	11,372	15,000	(3,628)	15,000	3,628
Pond Care Contract	816	0	816	4,930	5,000	(70)	5,000	70
Pond- Major Maintenance	750	0	750	35,869	35,000	869	35,000	(869)
Trees (Maintenance)	1,250	0	1,250	26,032	27,000	(968)	27,000	968
Total Maintenance Expenses	11,536	5,292	6,244	141,141	139,500	1,641	139,500	(1,641)
Total Maintenance Expenses	11,536	5,292	6,244	141,141	139,500	1,641	139,500	(1,641)
Electric	320	250	70	2,790	3,000	(210)	3,000	210
Market Street Events	0	0	0	10,000	10,000	0	10,000	0
NC Symphony Donation	0	2,500	(2,500)	5,000	2,500	2,500	2,500	(2,500)
Other/ Contingency	0	167	(167)	3,486	2,000	1,486	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)	1,955	600	1,355	10,905	7,800	3,105	7,800	(3,105)
Trees (Grinding/Replace)	0	0	0	13,200	13,000	200	13,000	(200)

# Unexpended Budget Report

Monday, December 31, 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	106	500	(394)	3,813	6,000	(2,187)	6,000	2,187
Total Operating Expenses	13,917	9,308	4,609	196,589	190,100	6,489	190,100	(6,489)
SVHOA Administration								
Admin Misc. & Bank Fees	0	33	(33)	147	400	(253)	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	260	208	52	1,058	2,500	(1,443)	2,500	1,443
Management Contract Fee	0	0	0	40,100	40,100	0	40,100	0
Printing & Postage	216	2,500	(2,284)	3,565	5,000	(1,435)	5,000	1,435
Tax Return Preparation	0	0	0	650	650	0	650	0
Website	315	250	65	2,115	3,000	(885)	3,000	885
Total SVHOA Administration	791	2,992	(2,201)	58,290	66,150	(7,860)	66,150	7,860
<b>TOTAL EXPENSES</b>	<b>14,708</b>	<b>12,300</b>	<b>2,408</b>	<b>254,878</b>	<b>256,250</b>	<b>(1,372)</b>	<b>256,250</b>	<b>1,372</b>
<b>NET INCOME (LOSS)</b>	<b>(13,565)</b>	<b>(12,279)</b>	<b>(1,286)</b>	<b>(9,313)</b>	<b>(12,050)</b>	<b>2,737</b>	<b>(12,050)</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(2,737)</b>

# Unexpended Budget Report

Monday, December 31, 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	3,862	2,016	1,846	25,924	24,192	1,732	24,192	(1,732)
TH I Reserves Interest	109	0	109	965	0	965	0	(965)
Total Income	3,970	2,016	1,954	26,889	24,192	2,697	24,192	(2,697)
<b>TOTAL INCOME</b>	<b>3,970</b>	<b>2,016</b>	<b>1,954</b>	<b>26,889</b>	<b>24,192</b>	<b>2,697</b>	<b>24,192</b>	<b>(2,697)</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH I Building Exterior	0	166	(166)	971	2,000	(1,029)	2,000	1,029
TH I Landscape	750	371	379	4,273	4,452	(179)	4,452	179
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	2,000	(2,000)	1,900	2,000	(100)	2,000	100
TH I Termite Inspection	0	0	0	560	560	0	560	0
Total Operating Expenses	750	2,537	(1,787)	11,054	12,362	(1,308)	12,362	1,308
Total Operating Expenses	750	2,537	(1,787)	11,054	12,362	(1,308)	12,362	1,308
<b>TOTAL EXPENSES</b>	<b>750</b>	<b>2,537</b>	<b>(1,787)</b>	<b>11,054</b>	<b>12,362</b>	<b>(1,308)</b>	<b>12,362</b>	<b>1,308</b>
<b>NET INCOME (LOSS)</b>	<b>3,220</b>	<b>(521)</b>	<b>3,741</b>	<b>15,835</b>	<b>11,830</b>	<b>4,005</b>	<b>11,830</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(4,005)</b>

# Unexpended Budget Report

Monday, December 31, 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	4,344	4,400	(56)	52,774	52,800	(26)	52,800	26
TH II Reserves Interest	430	0	430	2,992	0	2,992	0	(2,992)
Total Income	4,774	4,400	374	55,767	52,800	2,967	52,800	(2,967)
TOTAL INCOME	4,774	4,400	374	55,767	52,800	2,967	52,800	(2,967)
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH II Building Exterior	1,100	1,000	100	6,295	1,500	4,795	1,500	(4,795)
TH II Lansdscape	1,375	947	428	13,462	11,364	2,098	11,364	(2,098)
TH II Lndspe Non-Contract	1,975	3,000	(1,025)	5,148	3,000	2,148	3,000	(2,148)
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	4,450	4,947	(497)	37,630	28,589	9,041	28,589	(9,041)
Total Operating Expenses	4,450	4,947	(497)	37,630	28,589	9,041	28,589	(9,041)
TOTAL EXPENSES	4,450	4,947	(497)	37,630	28,589	9,041	28,589	(9,041)
NET INCOME (LOSS)	324	(547)	871	18,137	24,211	(6,074)	24,211	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>6,074</b>

# Unexpended Budget Report

Monday, December 31, 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	2,970	2,970	0	36,129	35,640	489	35,640	(489)
Westend Reserves Interest	69	0	69	626	0	626	0	(626)
Total Income	3,039	2,970	69	36,755	35,640	1,115	35,640	(1,115)
<b>TOTAL INCOME</b>	<b>3,039</b>	<b>2,970</b>	<b>69</b>	<b>36,755</b>	<b>35,640</b>	<b>1,115</b>	<b>35,640</b>	<b>(1,115)</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Westend Building Exterior	354	0	354	2,558	1,000	1,558	1,000	(1,558)
Westend FA Contract	0	0	0	1,357	3,000	(1,643)	3,000	1,643
Westend FA Electric	76	90	(14)	1,155	1,000	155	1,000	(155)
Westend FA Inspections	0	0	0	1,209	2,700	(1,491)	2,700	1,491
Westend FA Phone	150	300	(150)	3,732	3,600	132	3,600	(132)
Westend FA Repairs	52	0	52	1,471	0	1,471	0	(1,471)
Westend Landscape	917	463	454	5,268	5,556	(288)	5,556	288
Westend Landscape Other	300	0	300	1,515	3,000	(1,485)	3,000	1,485
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	1,849	853	996	24,434	26,026	(1,592)	26,026	1,592
Total Operating Expenses	1,849	853	996	24,434	26,026	(1,592)	26,026	1,592
<b>TOTAL EXPENSES</b>	<b>1,849</b>	<b>853</b>	<b>996</b>	<b>24,434</b>	<b>26,026</b>	<b>(1,592)</b>	<b>26,026</b>	<b>1,592</b>
<b>NET INCOME (LOSS)</b>	<b>1,190</b>	<b>2,117</b>	<b>(927)</b>	<b>12,321</b>	<b>9,614</b>	<b>2,707</b>	<b>9,614</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(2,707)</b>