

Balance Sheet

Thursday, January 31, 2019

Alley Annual Assessment

Cash Accounting Year Starts January 1, 2019

ASSETS

Current Assets

Alley CD	\$100,000.00	
Alley Reserves Bank Acc.	\$197,122.86	
SVHOA Operating Account	(\$12,724.88)	
Total Current Assets		\$284,397.98

TOTAL ASSETS \$284,397.98

EQUITY

Alley Reserve Account		
Alley Reserves	\$170,925.89	
Alley Reserves Interest	\$183.89	
Total Alley Reserve Account		\$171,109.78

Current Year Earnings	\$8,805.00	
Retained Earnings	\$104,483.20	

TOTAL EQUITY \$284,397.98

TOTAL LIABILITIES AND EQUITY \$284,397.98

Balance Sheet

Thursday, January 31, 2019

Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2019

ASSETS

Current Assets

SVHOA Operating Account

\$1,328.81

Total Current Assets

\$1,328.81

TOTAL ASSETS

\$1,328.81

EQUITY

Current Year Earnings

(\$1,511.44)

Retained Earnings

\$2,840.25

TOTAL EQUITY

\$1,328.81

TOTAL LIABILITIES AND EQUITY

\$1,328.81

Balance Sheet

Thursday, January 31, 2019

Highgrove Townhomes

Cash Accounting Year Starts January 1, 2019

ASSETS

Current Assets

HG TH Reserves Bank Acc.	\$98,704.52	
Highgrove TH Reserves CD	\$112,309.51	
SVHOA Operating Account	\$2,251.17	
Total Current Assets		\$213,265.20
TOTAL ASSETS		<u>\$213,265.20</u>

EQUITY

Highgrove TH Reserve Acc.		
Highgrove Reserves Int	\$326.05	
Highgrove TH Reserves	\$141,894.49	
Total Highgrove TH Reserve Acc.		\$142,220.54
Current Year Earnings	(\$2,622.65)	
Retained Earnings	\$73,667.31	
TOTAL EQUITY		<u>\$213,265.20</u>
TOTAL LIABILITIES AND EQUITY		<u>\$213,265.20</u>

Balance Sheet

Thursday, January 31, 2019

Southern Village HOA

Cash Accounting Year Starts January 1, 2019

ASSETS

General Reserves Account			
General Reserves Bank Acc		\$65,316.96	
	Total General Reserves Account		\$65,316.96
Current Assets			
Reserves CD		\$100,000.00	
SVHOA Operating Account		\$12,710.47	
	Total Current Assets		\$112,710.47
	TOTAL ASSETS		<u>\$178,027.43</u>

EQUITY

General Reserves Account			
General Reserves		\$165,057.30	
Reserve Interest		\$78.86	
	Total General Reserves Account		\$165,136.16
Current Year Earnings		\$36,777.35	
Retained Earnings		(\$23,886.08)	
	TOTAL EQUITY		<u>\$178,027.43</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$178,027.43</u>

Balance Sheet

Thursday, January 31, 2019

Townhome I

Cash Accounting Year Starts January 1, 2019

ASSETS

Current Assets

SVHOA Operating Account	\$483.57	
TH I Reserve Bank Account	\$118,456.96	
Total Current Assets		\$118,940.53

TOTAL ASSETS \$118,940.53

EQUITY

Current Year Earnings	(\$616.30)	
Retained Earnings	\$66,921.74	
TH I Reserve Account		
TH I Reserves	\$52,525.66	
TH I Reserves Interest	\$109.43	
Total TH I Reserve Account		\$52,635.09

TOTAL EQUITY \$118,940.53

TOTAL LIABILITIES AND EQUITY \$118,940.53

Balance Sheet

Thursday, January 31, 2019

Townhome II

Cash Accounting Year Starts January 1, 2019

ASSETS

Current Assets

SVHOA Operating Account	(\$2,700.77)	
TH II Reserve Bank Acc.	\$211,216.12	
Townhome II Reserves CD	\$112,309.51	
Total Current Assets		\$320,824.86

TOTAL ASSETS \$320,824.86

EQUITY

Current Year Earnings	(\$3,306.36)	
Retained Earnings	\$105,785.59	
TH II Reserve Account		
TH II Reserves	\$218,112.42	
TH II Reserves Interest	\$233.21	
Total TH II Reserve Account		\$218,345.63

TOTAL EQUITY \$320,824.86

TOTAL LIABILITIES AND EQUITY \$320,824.86

Balance Sheet

Thursday, January 31, 2019

Westend Townhomes

Cash Accounting Year Starts January 1, 2019

ASSETS

Current Assets

SVHOA Operating Account	\$1,100.08	
Westend ReserveBK Account	\$77,076.04	
Total Current Assets		\$78,176.12

TOTAL ASSETS		<u>\$78,176.12</u>
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EQUITY

Current Year Earnings	\$621.28	
Retained Earnings	\$50,263.36	
Westend Reserve Account		
Westend Reserves	\$27,222.77	
Westend Reserves Interest	\$68.71	
Total Westend Reserve Account		\$27,291.48

TOTAL EQUITY		<u>\$78,176.12</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$78,176.12</u>
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Unexpended Budget Report

Thursday, January 31, 2019

2019 Alleyways Budget

Alley Annual Assessment Cash Accounting Year Starts January 1, 2019

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Alley Annual Assessment	11,305	11,000	305	11,305	11,000	305	36,210	24,905
Alley Reserves Interest	184	167	17	184	167	17	2,000	1,816
Total Income	11,489	11,167	322	11,489	11,167	322	38,210	26,721
TOTAL INCOME	11,489	11,167	322	11,489	11,167	322	38,210	26,721
EXPENSES								
Expenses								
Operating Expenses								
Alley Landscaping	0	83	(83)	0	83	(83)	1,000	1,000
Alley Maintenance/Repairs	0	0	0	0	0	0	10,000	10,000
Alley Management	2,500	2,500	0	2,500	2,500	0	2,500	0
Total Operating Expenses	2,500	2,583	(83)	2,500	2,583	(83)	13,500	11,000
Total Operating Expenses	2,500	2,583	(83)	2,500	2,583	(83)	13,500	11,000
TOTAL EXPENSES	2,500	2,583	(83)	2,500	2,583	(83)	13,500	11,000
NET INCOME (LOSS)	8,989	8,583	406	8,989	8,583	406	24,710	
UNEXPENDED (OVER EXPENDED)								15,721

Unexpended Budget Report

Thursday, January 31, 2019

2019 Courtyard Budget

Courtyard Annual Dues Cash Accounting Year Starts January 1, 2019

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Courtyard Assessment	500	500	0	500	500	0	5,000	4,500
Total Income	500	500	0	500	500	0	5,000	4,500
TOTAL INCOME	500	500	0	500	500	0	5,000	4,500
EXPENSES								
Expenses								
Operating Expenses								
Courtyard Landscape	811	292	520	811	292	520	3,500	2,689
Courtyard Management Fee	1,200	1,200	0	1,200	1,200	0	1,200	0
Total Operating Expenses	2,011	1,492	520	2,011	1,492	520	4,700	2,689
Total Operating Expenses	2,011	1,492	520	2,011	1,492	520	4,700	2,689
TOTAL EXPENSES	2,011	1,492	520	2,011	1,492	520	4,700	2,689
NET INCOME (LOSS)	(1,511)	(992)	(520)	(1,511)	(992)	(520)	300	
UNEXPENDED (OVER EXPENDED)								1,811

Unexpended Budget Report

Thursday, January 31, 2019

2019 Highgrove Townhomes Budget

Highgrove Townhomes Cash Accounting Year Starts January 1, 2019

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Highgrove Assessment	7,036	6,900	136	7,036	6,900	136	82,800	75,764
Highgrove Reserves Int	326	200	126	326	200	126	2,400	2,074
Total Income	7,362	7,100	262	7,362	7,100	262	85,200	77,838
TOTAL INCOME	7,362	7,100	262	7,362	7,100	262	85,200	77,838
EXPENSES								
Expenses								
Operating Expenses								
Highgrove Build Exterior	0	792	(792)	0	792	(792)	9,500	9,500
Highgrove FA Contract	0	0	0	0	0	0	7,200	7,200
Highgrove FA Electric	208	133	75	208	133	75	1,600	1,392
Highgrove FA Inspections	0	0	0	0	0	0	950	950
Highgrove FA Phone	150	0	150	150	0	150	0	(150)
Highgrove FA Repairs	0	83	(83)	0	83	(83)	1,000	1,000
Highgrove Irrigation Rprs	0	167	(167)	0	167	(167)	2,000	2,000
Highgrove Landscape	0	983	(983)	0	983	(983)	11,800	11,800
Highgrove Landscape Other	0	208	(208)	0	208	(208)	2,500	2,500
Highgrove Management Fee	9,200	9,200	0	9,200	9,200	0	9,200	0
Highgrove Misc.	5	42	(37)	5	42	(37)	500	495
Highgrove Mulch	0	0	0	0	0	0	1,610	1,610
Highgrove Painting	0	7,022	(7,022)	0	7,022	(7,022)	84,263	84,263
Highgrove Termite Inspect	0	0	0	0	0	0	1,730	1,730
Highgrove Water & Sewer	96	300	(204)	96	300	(204)	3,600	3,504
Total Operating Expenses	9,659	18,930	(9,271)	9,659	18,930	(9,271)	137,453	127,794
Total Operating Expenses	9,659	18,930	(9,271)	9,659	18,930	(9,271)	137,453	127,794
TOTAL EXPENSES	9,659	18,930	(9,271)	9,659	18,930	(9,271)	137,453	127,794
NET INCOME (LOSS)	(2,297)	(11,830)	9,534	(2,297)	(11,830)	9,534	(52,253)	
UNEXPENDED (OVER EXPENDED)								(49,956)

Unexpended Budget Report

Thursday, January 31, 2019

2019 SVHOA Budget

Southern Village HOA Cash Accounting Year Starts January 1, 2019

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Annual Assessment	69,307	80,000	(10,693)	69,307	80,000	(10,693)	212,480	143,173
Assessment Class III	640	0	640	640	0	640	640	0
Assessment Sub-Associat.	3,900	0	3,900	3,900	0	3,900	24,000	20,100
Assessment SV Apartments	0	0	0	0	0	0	5,348	5,348
Late Fee Income	100	100	0	100	100	0	3,500	3,400
Other income	0	0	0	0	0	0	2,200	2,200
Reserve Interest	79	108	(29)	79	108	(29)	1,300	1,221
Total Income	74,026	80,208	(6,182)	74,026	80,208	(6,182)	249,468	175,442
TOTAL INCOME	74,026	80,208	(6,182)	74,026	80,208	(6,182)	249,468	175,442
EXPENSES								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Common Area/Pond Imprvmts	0	2,775	(2,775)	0	2,775	(2,775)	33,300	33,300
Landscape	0	4,117	(4,117)	0	4,117	(4,117)	49,400	49,400
Mulch All Areas	0	0	0	0	0	0	9,000	9,000
Parks	0	1,592	(1,592)	0	1,592	(1,592)	19,100	19,100
Pond Care Contract	0	1,289	(1,289)	0	1,289	(1,289)	5,150	5,150
Pond- Major Maintenance	0	417	(417)	0	417	(417)	5,000	5,000
Trees (Maintenance)	1,500	2,363	(863)	1,500	2,363	(863)	28,350	26,850
Total Maintenance Expenses	1,500	12,552	(11,052)	1,500	12,552	(11,052)	149,300	147,800
Total Maintenance Expenses	1,500	12,552	(11,052)	1,500	12,552	(11,052)	149,300	147,800
Electric	140	271	(131)	140	271	(131)	3,250	3,110
Market Street Events	0	0	0	0	0	0	7,500	7,500
NC Symphony Donation	0	0	0	0	0	0	5,000	5,000
Other/ Contingency	0	250	(250)	0	250	(250)	3,000	3,000
Storm Water Charge	0	0	0	0	0	0	1,365	1,365
Trash Cans (Wkly Service)	0	750	(750)	0	750	(750)	9,000	9,000
Trees (Grinding/Replace)	0	1,133	(1,133)	0	1,133	(1,133)	13,600	13,600
Water & Sewer Common Area	67	515	(448)	67	515	(448)	6,180	6,113

Unexpended Budget Report

Thursday, January 31, 2019

2019 SVHOA Budget (Continued)

Southern Village HOA Cash Accounting Year Starts January 1, 2019

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Total Operating Expenses	1,707	15,471	(13,763)	1,707	15,471	(13,763)	198,195	196,488
SVHOA Administration								
Admin Misc. & Bank Fees	22	42	(19)	22	42	(19)	500	478
Audit	0	0	0	0	0	0	2,500	2,500
Insurance	0	0	0	0	0	0	8,800	8,800
Legal	590	150	440	590	150	440	1,800	1,210
Management Contract Fee	34,850	34,850	0	34,850	34,850	0	34,850	0
Printing & Postage	0	0	0	0	0	0	4,000	4,000
Tax Return Preparation	0	0	0	0	0	0	250	250
Website	0	167	(167)	0	167	(167)	2,000	2,000
Total SVHOA Administration	35,462	35,208	254	35,462	35,208	254	54,700	19,238
TOTAL EXPENSES	37,170	50,679	(13,509)	37,170	50,679	(13,509)	252,895	215,725
NET INCOME (LOSS)	36,856	29,529	7,327	36,856	29,529	7,327	(3,427)	
UNEXPENDED (OVER EXPENDED)								(40,283)

Unexpended Budget Report

Thursday, January 31, 2019

2019 Townhome 1 Budget

Townhome I Cash Accounting Year Starts January 1, 2019

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
TH I Assessment	1,784	2,318	(535)	1,784	2,318	(535)	27,821	26,037
TH I Reserves Interest	109	83	26	109	83	26	1,000	891
Total Income	1,893	2,402	(509)	1,893	2,402	(509)	28,821	26,928
TOTAL INCOME	1,893	2,402	(509)	1,893	2,402	(509)	28,821	26,928
EXPENSES								
Expenses								
Operating Expenses								
TH I Building Exterior	0	217	(217)	0	217	(217)	2,600	2,600
TH I Landscape	0	433	(433)	0	433	(433)	5,200	5,200
TH I Management	2,400	2,400	0	2,400	2,400	0	2,400	0
TH I Mulch	0	0	0	0	0	0	980	980
TH I NonContract Landscap	0	208	(208)	0	208	(208)	2,500	2,500
TH I Painting	0	2,559	(2,559)	0	2,559	(2,559)	30,713	30,713
TH I Roof Replacement	0	6,232	(6,232)	0	6,232	(6,232)	74,789	74,789
TH I Termite Inspection	0	0	0	0	0	0	600	600
Total Operating Expenses	2,400	12,050	(9,650)	2,400	12,050	(9,650)	119,782	117,382
Total Operating Expenses	2,400	12,050	(9,650)	2,400	12,050	(9,650)	119,782	117,382
TOTAL EXPENSES	2,400	12,050	(9,650)	2,400	12,050	(9,650)	119,782	117,382
NET INCOME (LOSS)	(507)	(9,648)	9,142	(507)	(9,648)	9,142	(90,961)	
UNEXPENDED (OVER EXPENDED)								(90,454)

Unexpended Budget Report

Thursday, January 31, 2019

2019 Townhome II Budget

Townhome II Cash Accounting Year Starts January 1, 2019

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
TH II Assessment	5,106	5,060	46	5,106	5,060	46	60,720	55,614
TH II Reserves Interest	233	267	(33)	233	267	(33)	3,200	2,967
Total Income	5,339	5,327	13	5,339	5,327	13	63,920	58,581
TOTAL INCOME	5,339	5,327	13	5,339	5,327	13	63,920	58,581
EXPENSES								
Expenses								
Operating Expenses								
TH II Building Exterior	162	392	(229)	162	392	(229)	4,700	4,538
TH II Lansdscape	0	1,583	(1,583)	0	1,583	(1,583)	19,000	19,000
TH II Lndspe Non-Contract	0	342	(342)	0	342	(342)	4,100	4,100
TH II Management	8,250	8,250	0	8,250	8,250	0	8,250	0
TH II Mulch	0	0	0	0	0	0	3,850	3,850
TH II Painting	0	8,334	(8,334)	0	8,334	(8,334)	100,013	100,013
TH II Termite Inspection	0	0	0	0	0	0	2,000	2,000
Total Operating Expenses	8,412	18,901	(10,489)	8,412	18,901	(10,489)	141,913	133,501
Total Operating Expenses	8,412	18,901	(10,489)	8,412	18,901	(10,489)	141,913	133,501
TOTAL EXPENSES	8,412	18,901	(10,489)	8,412	18,901	(10,489)	141,913	133,501
NET INCOME (LOSS)	(3,073)	(13,574)	10,501	(3,073)	(13,574)	10,501	(77,993)	
UNEXPENDED (OVER EXPENDED)								(74,920)

Unexpended Budget Report

Thursday, January 31, 2019

2019 Westend Townhomes Budget

Westend Townhomes Cash Accounting Year Starts January 1, 2019

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Westend Assessment	5,083	3,416	1,667	5,083	3,416	1,667	40,986	35,904
Westend Reserves Interest	69	63	6	69	63	6	750	681
Total Income	5,151	3,478	1,673	5,151	3,478	1,673	41,736	36,585
TOTAL INCOME	5,151	3,478	1,673	5,151	3,478	1,673	41,736	36,585
EXPENSES								
Expenses								
Operating Expenses								
Westend Bank Service Fee	5	0	5	5	0	5	0	(5)
Westend Building Exterior	0	217	(217)	0	217	(217)	2,600	2,600
Westend FA Contract	0	0	0	0	0	0	4,900	4,900
Westend FA Electric	156	133	23	156	133	23	1,600	1,444
Westend FA Inspections	0	0	0	0	0	0	700	700
Westend FA Phone	300	0	300	300	0	300	0	(300)
Westend FA Repairs	0	42	(42)	0	42	(42)	500	500
Westend Landscape	0	529	(529)	0	529	(529)	6,350	6,350
Westend Landscape Other	0	250	(250)	0	250	(250)	3,000	3,000
Westend Management	4,000	4,000	0	4,000	4,000	0	4,000	0
Westend Mulch	0	0	0	0	0	0	1,400	1,400
Westend Painting	0	3,609	(3,609)	0	3,609	(3,609)	43,313	43,313
Westend Termite Inspect	0	0	0	0	0	0	800	800
Total Operating Expenses	4,461	8,780	(4,319)	4,461	8,780	(4,319)	69,163	64,702
Total Operating Expenses	4,461	8,780	(4,319)	4,461	8,780	(4,319)	69,163	64,702
TOTAL EXPENSES	4,461	8,780	(4,319)	4,461	8,780	(4,319)	69,163	64,702
NET INCOME (LOSS)	690	(5,302)	5,992	690	(5,302)	5,992	(27,427)	
UNEXPENDED (OVER EXPENDED)								(28,117)