

# Balance Sheet

Sunday, March 31, 2019

## Alley Annual Assessment

Cash Accounting Year Starts January 1, 2019

### ASSETS

#### Current Assets

Alley CD	\$100,000.00	
Alley Reserves Bank Acc.	\$197,521.55	
SVHOA Operating Account	\$8,395.77	
Total Current Assets		\$305,917.32

TOTAL ASSETS \$305,917.32

### EQUITY

Alley Reserve Account		
Alley Reserves	\$170,925.89	
Alley Reserves Interest	\$582.58	
Total Alley Reserve Account		\$171,508.47

Current Year Earnings	\$29,925.65	
Retained Earnings	\$104,483.20	

TOTAL EQUITY \$305,917.32

TOTAL LIABILITIES AND EQUITY \$305,917.32

# Balance Sheet

Sunday, March 31, 2019

## Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2019

### ASSETS

#### Current Assets

SVHOA Operating Account

\$5,252.63

Total Current Assets

\$5,252.63

TOTAL ASSETS

\$5,252.63

### EQUITY

Current Year Earnings

\$2,412.38

Retained Earnings

\$2,840.25

TOTAL EQUITY

\$5,252.63

TOTAL LIABILITIES AND EQUITY

\$5,252.63

# Balance Sheet

Sunday, March 31, 2019

## Highgrove Townhomes

Cash Accounting Year Starts January 1, 2019

### ASSETS

#### Current Assets

HG TH Reserves Bank Acc.	\$98,888.41	
Highgrove TH Reserves CD	\$112,754.73	
SVHOA Operating Account	\$6,512.74	
Total Current Assets		\$218,155.88

TOTAL ASSETS \$218,155.88

### EQUITY

Highgrove TH Reserve Acc.		
Highgrove Reserves Int	\$950.16	
Highgrove TH Reserves	\$141,894.49	
Total Highgrove TH Reserve Acc.		\$142,844.65
Current Year Earnings	\$1,643.92	
Retained Earnings	\$73,667.31	

TOTAL EQUITY \$218,155.88

TOTAL LIABILITIES AND EQUITY \$218,155.88

# Balance Sheet

Sunday, March 31, 2019

## Southern Village HOA

Cash Accounting Year Starts January 1, 2019

### ASSETS

General Reserves Account			
General Reserves Bank Acc		\$65,449.07	
	Total General Reserves Account		\$65,449.07
Current Assets			
Reserves CD		\$101,634.79	
SVHOA Operating Account		\$119,201.58	
	Total Current Assets		\$220,836.37
	TOTAL ASSETS		<u>\$286,285.44</u>

### EQUITY

General Reserves Account			
General Reserves		\$165,057.30	
Reserve Interest		\$1,845.76	
	Total General Reserves Account		\$166,903.06
Current Year Earnings		\$142,308.46	
Retained Earnings		(\$22,926.08)	
	TOTAL EQUITY		<u>\$286,285.44</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$286,285.44</u>

# Balance Sheet

Sunday, March 31, 2019

## Townhome I

Cash Accounting Year Starts January 1, 2019

### ASSETS

#### Current Assets

SVHOA Operating Account	\$3,904.55	
TH I Reserve Bank Account	\$118,696.55	
Total Current Assets		\$122,601.10

TOTAL ASSETS \$122,601.10

### EQUITY

Current Year Earnings	\$2,804.68	
Retained Earnings	\$66,921.74	
TH I Reserve Account		
TH I Reserves	\$52,525.66	
TH I Reserves Interest	\$349.02	
Total TH I Reserve Account		\$52,874.68

TOTAL EQUITY \$122,601.10

TOTAL LIABILITIES AND EQUITY \$122,601.10

# Balance Sheet

Sunday, March 31, 2019

## Townhome II

Cash Accounting Year Starts January 1, 2019

### ASSETS

#### Current Assets

SVHOA Operating Account	\$1,902.84	
TH II Reserve Bank Acc.	\$211,643.32	
Townhome II Reserves CD	\$112,754.73	
Total Current Assets		\$326,300.89

TOTAL ASSETS \$326,300.89

### EQUITY

Current Year Earnings	\$1,297.25	
Retained Earnings	\$105,785.59	
TH II Reserve Account		
TH II Reserves	\$218,112.42	
TH II Reserves Interest	\$1,105.63	
Total TH II Reserve Account		\$219,218.05

TOTAL EQUITY \$326,300.89

TOTAL LIABILITIES AND EQUITY \$326,300.89

# Balance Sheet

Sunday, March 31, 2019

## Westend Townhomes

Cash Accounting Year Starts January 1, 2019

### ASSETS

#### Current Assets

SVHOA Operating Account	\$1,894.97	
Westend ReserveBK Account	\$77,219.13	
Total Current Assets		\$79,114.10

TOTAL ASSETS \$79,114.10

### EQUITY

Current Year Earnings	\$960.42	
Retained Earnings	\$50,729.11	
Westend Reserve Account		
Westend Reserves	\$27,222.77	
Westend Reserves Interest	\$201.80	
Total Westend Reserve Account		\$27,424.57

TOTAL EQUITY \$79,114.10

TOTAL LIABILITIES AND EQUITY \$79,114.10

# Unexpended Budget Report

Sunday, March 31, 2019

<b>2019 Alleyways Budget</b>
------------------------------

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
<b>INCOME</b>								
Income								
Alley Annual Assessment	5,610	5,000	610	32,426	26,000	6,426	36,210	3,784
Alley Reserves Interest	210	167	43	583	500	83	2,000	1,417
Total Income	5,820	5,167	653	33,008	26,500	6,508	38,210	5,202
TOTAL INCOME	5,820	5,167	653	33,008	26,500	6,508	38,210	5,202
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Alley Landscaping	0	83	(83)	0	250	(250)	1,000	1,000
Alley Maintenance/Repairs	0	0	0	0	0	0	10,000	10,000
Alley Management	0	0	0	2,500	2,500	0	2,500	0
Total Operating Expenses	0	83	(83)	2,500	2,750	(250)	13,500	11,000
Total Operating Expenses	0	83	(83)	2,500	2,750	(250)	13,500	11,000
TOTAL EXPENSES	0	83	(83)	2,500	2,750	(250)	13,500	11,000
NET INCOME (LOSS)	5,820	5,083	736	30,508	23,750	6,758	24,710	
<b>UNEXPENDED (OVER EXPENDED)</b>								(5,798)

# Unexpended Budget Report

Sunday, March 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
<b>INCOME</b>								
Income								
Courtyard Assessment	1,500	1,500	0	5,000	4,500	500	5,000	0
Total Income	1,500	1,500	0	5,000	4,500	500	5,000	0
TOTAL INCOME	1,500	1,500	0	5,000	4,500	500	5,000	0
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Courtyard Landscape	288	292	(4)	576	875	(299)	3,500	2,924
Courtyard Management Fee	0	0	0	1,200	1,200	0	1,200	0
Courtyard Reserve Reimb.	0	0	0	811	811	0	811	0
Total Operating Expenses	288	292	(4)	2,588	2,886	(298)	5,511	2,923
Total Operating Expenses	288	292	(4)	2,588	2,886	(298)	5,511	2,923
TOTAL EXPENSES	288	292	(4)	2,588	2,886	(298)	5,511	2,923
NET INCOME (LOSS)	1,212	1,208	4	2,412	1,614	798	(511)	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(2,923)</b>

# Unexpended Budget Report

Sunday, March 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
<b>INCOME</b>								
Income								
Highgrove Assessment	6,276	6,900	(625)	22,168	20,700	1,468	82,800	60,632
Highgrove Reserves Int	306	200	106	950	600	350	2,400	1,450
Total Income	6,582	7,100	(518)	23,118	21,300	1,818	85,200	62,082
TOTAL INCOME	6,582	7,100	(518)	23,118	21,300	1,818	85,200	62,082
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Highgrove Build Exterior	1,438	792	646	1,623	2,375	(752)	9,500	7,877
Highgrove FA Contract	0	0	0	7,200	7,200	0	7,200	0
Highgrove FA Electric	1,180	133	1,047	1,597	400	1,197	1,600	3
Highgrove FA Inspections	0	0	0	0	0	0	950	950
Highgrove FA Phone	0	0	0	(367)	0	(367)	0	367
Highgrove FA Repairs	0	83	(83)	0	250	(250)	1,000	1,000
Highgrove Irrigation Rprs	0	167	(167)	0	500	(500)	2,000	2,000
Highgrove Landscape	0	983	(983)	983	2,950	(1,967)	11,800	10,817
Highgrove Landscape Other	0	208	(208)	0	625	(625)	2,500	2,500
Highgrove Management Fee	0	0	0	9,200	9,200	0	9,200	0
Highgrove Misc.	0	42	(42)	0	125	(125)	500	500
Highgrove Mulch	0	0	0	0	0	0	1,610	1,610
Highgrove Painting	0	7,022	(7,022)	0	21,066	(21,066)	84,263	84,263
Highgrove Termite Inspect	0	0	0	0	0	0	1,730	1,730
Highgrove Water & Sewer	96	300	(204)	288	900	(612)	3,600	3,312
Total Operating Expenses	2,714	9,730	(7,016)	20,524	45,591	(25,066)	137,453	116,929
Total Operating Expenses	2,714	9,730	(7,016)	20,524	45,591	(25,066)	137,453	116,929
TOTAL EXPENSES	2,714	9,730	(7,016)	20,524	45,591	(25,066)	137,453	116,929
NET INCOME (LOSS)	3,868	(2,630)	6,498	2,594	(24,291)	26,885	(52,253)	
<b>UNEXPENDED (OVER EXPENDED)</b>								(54,847)

# Unexpended Budget Report

Sunday, March 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
<b>INCOME</b>								
Income								
Annual Assessment	27,570	30,000	(2,430)	188,522	170,000	18,522	212,480	23,959
Assessment Class III	0	0	0	640	640	0	640	0
Assessment Sub-Associat.	12,800	0	12,800	25,000	24,000	1,000	24,000	(1,000)
Assessment SV Apartments	0	0	0	5,348	5,348	(1)	5,348	1
Late Fee Income	380	200	180	560	400	160	3,500	2,940
Other income	0	0	0	0	0	0	2,200	2,200
Reserve Interest	69	108	(39)	1,846	325	1,521	1,300	(546)
Total Income	40,819	30,308	10,511	221,915	200,713	21,202	249,468	27,553
<b>TOTAL INCOME</b>	40,819	30,308	10,511	221,915	200,713	21,202	249,468	27,553
<b>EXPENSES</b>								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Common Area/Pond Imprvmts	0	1,400	(1,400)	16,800	20,975	(4,175)	33,300	16,500
Landscape	4,115	4,117	(2)	8,230	12,350	(4,120)	49,400	41,170
Mulch All Areas	0	0	0	0	0	0	9,000	9,000
Parks	1,088	1,008	80	9,488	11,000	(1,512)	19,100	9,612
Pond Care Contract	816	0	816	1,224	1,289	(65)	5,150	3,926
Pond- Major Maintenance	0	417	(417)	0	1,250	(1,250)	5,000	5,000
Trees (Maintenance)	0	2,363	(2,363)	3,340	7,088	(3,748)	28,350	25,010
Total Maintenance Expenses	6,019	9,304	(3,285)	39,082	53,952	(14,869)	149,300	110,218
Total Maintenance Expenses	6,019	9,304	(3,285)	39,082	53,952	(14,869)	149,300	110,218
Electric	317	271	46	687	812	(125)	3,250	2,563
Market Street Events	0	7,500	(7,500)	0	7,500	(7,500)	7,500	7,500
NC Symphony Donation	0	0	0	0	0	0	5,000	5,000
Other/ Contingency	30	250	(220)	30	750	(720)	3,000	2,970
Storm Water Charge	0	0	0	0	0	0	1,365	1,365
Trash Cans (Wkly Service)	650	750	(100)	1,300	2,250	(950)	9,000	7,700
Trees (Grinding/Replace)	0	1,133	(1,133)	0	3,400	(3,400)	13,600	13,600
Water & Sewer Common Area	67	515	(448)	202	1,545	(1,343)	6,180	5,978

# Unexpended Budget Report

Sunday, March 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
<b>EXPENSES (Continued)</b>								
Total Operating Expenses	7,084	19,723	(12,640)	41,301	70,209	(28,908)	198,195	156,894
<b>SVHOA Administration</b>								
Admin Misc. & Bank Fees	42	42	1	106	125	(19)	500	394
Audit	0	0	0	0	0	0	2,500	2,500
Insurance	0	0	0	0	0	0	8,800	8,800
Legal	(335)	150	(485)	335	450	(115)	1,800	1,465
Management Contract Fee	0	0	0	34,850	34,850	0	34,850	0
Printing & Postage	0	0	0	1,168	2,500	(1,332)	4,000	2,832
Tax Return Preparation	0	0	0	0	0	0	250	250
Website	0	167	(167)	0	500	(500)	2,000	2,000
Total SVHOA Administration	(293)	358	(651)	36,459	38,425	(1,966)	54,700	18,241
<b>TOTAL EXPENSES</b>	<b>6,791</b>	<b>20,082</b>	<b>(13,291)</b>	<b>77,761</b>	<b>108,634</b>	<b>(30,873)</b>	<b>252,895</b>	<b>175,134</b>
<b>NET INCOME (LOSS)</b>	<b>34,028</b>	<b>10,227</b>	<b>23,802</b>	<b>144,154</b>	<b>92,079</b>	<b>52,075</b>	<b>(3,427)</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(147,581)</b>

# Unexpended Budget Report

Sunday, March 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
<b>INCOME</b>								
Income								
TH I Assessment	2,153	2,318	(166)	6,071	6,955	(884)	27,821	21,750
TH I Reserves Interest	126	83	43	349	250	99	1,000	651
Total Income	2,279	2,402	(123)	6,420	7,205	(785)	28,821	22,401
<b>TOTAL INCOME</b>	<b>2,279</b>	<b>2,402</b>	<b>(123)</b>	<b>6,420</b>	<b>7,205</b>	<b>(785)</b>	<b>28,821</b>	<b>22,401</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH I Building Exterior	0	217	(217)	0	650	(650)	2,600	2,600
TH I Landscape	433	433	0	867	1,300	(433)	5,200	4,333
TH I Management	0	0	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	625	(625)	2,500	2,500
TH I Painting	0	2,559	(2,559)	0	7,678	(7,678)	30,713	30,713
TH I Roof Replacement	0	6,232	(6,232)	0	18,697	(18,697)	74,789	74,789
TH I Termite Inspection	0	0	0	0	0	0	600	600
Total Operating Expenses	433	9,650	(9,217)	3,267	31,351	(28,084)	119,782	116,515
Total Operating Expenses	433	9,650	(9,217)	3,267	31,351	(28,084)	119,782	116,515
<b>TOTAL EXPENSES</b>	<b>433</b>	<b>9,650</b>	<b>(9,217)</b>	<b>3,267</b>	<b>31,351</b>	<b>(28,084)</b>	<b>119,782</b>	<b>116,515</b>
<b>NET INCOME (LOSS)</b>	<b>1,845</b>	<b>(7,248)</b>	<b>9,094</b>	<b>3,154</b>	<b>(24,145)</b>	<b>27,299</b>	<b>(90,961)</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(94,115)</b>

# Unexpended Budget Report

Sunday, March 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
<b>INCOME</b>								
Income								
TH II Assessment	4,766	5,060	(294)	14,662	15,180	(518)	60,720	46,058
TH II Reserves Interest	436	267	169	1,106	800	306	3,200	2,094
Total Income	5,202	5,327	(125)	15,768	15,980	(212)	63,920	48,152
<b>TOTAL INCOME</b>	<b>5,202</b>	<b>5,327</b>	<b>(125)</b>	<b>15,768</b>	<b>15,980</b>	<b>(212)</b>	<b>63,920</b>	<b>48,152</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH II Building Exterior	1,048	392	656	1,210	1,175	35	4,700	3,490
TH II Lansdscape	1,583	1,583	0	3,167	4,750	(1,583)	19,000	15,833
TH II Lndspe Non-Contract	638	342	297	738	1,025	(287)	4,100	3,362
TH II Management	0	0	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	25,003	(25,003)	100,013	100,013
TH II Termite Inspection	0	0	0	0	0	0	2,000	2,000
Total Operating Expenses	3,269	10,651	(7,382)	13,365	40,203	(26,839)	141,913	128,548
Total Operating Expenses	3,269	10,651	(7,382)	13,365	40,203	(26,839)	141,913	128,548
<b>TOTAL EXPENSES</b>	<b>3,269</b>	<b>10,651</b>	<b>(7,382)</b>	<b>13,365</b>	<b>40,203</b>	<b>(26,839)</b>	<b>141,913</b>	<b>128,548</b>
<b>NET INCOME (LOSS)</b>	<b>1,933</b>	<b>(5,324)</b>	<b>7,257</b>	<b>2,403</b>	<b>(24,223)</b>	<b>26,626</b>	<b>(77,993)</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(80,396)</b>

# Unexpended Budget Report

Sunday, March 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
<b>INCOME</b>								
Income								
Westend Assessment	2,929	3,416	(486)	10,946	10,247	700	40,986	30,040
Westend Reserves Interest	71	63	8	202	188	14	750	548
Total Income	3,000	3,478	(478)	11,148	10,434	714	41,736	30,588
TOTAL INCOME	3,000	3,478	(478)	11,148	10,434	714	41,736	30,588
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Westend Bank Service Fee	0	0	0	(5)	0	(5)	0	5
Westend Building Exterior	0	217	(217)	42	650	(608)	2,600	2,558
Westend FA Contract	123	0	123	3,723	4,900	(1,177)	4,900	1,177
Westend FA Electric	143	133	10	455	400	55	1,600	1,145
Westend FA Inspections	700	0	700	700	0	700	700	0
Westend FA Phone	0	0	0	12	0	12	0	(12)
Westend FA Repairs	0	42	(42)	0	125	(125)	500	500
Westend Landscape	529	529	0	1,058	1,588	(529)	6,350	5,292
Westend Landscape Other	0	250	(250)	0	750	(750)	3,000	3,000
Westend Management	0	0	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	10,828	(10,828)	43,313	43,313
Westend Termite Inspect	0	0	0	0	0	0	800	800
Total Operating Expenses	1,495	4,780	(3,285)	9,986	23,241	(13,255)	69,163	59,177
Total Operating Expenses	1,495	4,780	(3,285)	9,986	23,241	(13,255)	69,163	59,177
TOTAL EXPENSES	1,495	4,780	(3,285)	9,986	23,241	(13,255)	69,163	59,177
NET INCOME (LOSS)	1,505	(1,302)	2,807	1,162	(12,807)	13,969	(27,427)	
<b>UNEXPENDED (OVER EXPENDED)</b>								(28,589)