

Balance Sheet

Tuesday, April 30, 2019

Alley Annual Assessment

Cash Accounting Year Starts January 1, 2019

ASSETS

Current Assets

Alley CD	\$102,150.00	
Alley Reserves Bank Acc.	\$197,724.58	
SVHOA Operating Account	\$9,689.87	
Total Current Assets		\$309,564.45

TOTAL ASSETS \$309,564.45

EQUITY

Alley Reserve Account		
Alley Reserves	\$170,925.89	
Alley Reserves Interest	\$2,935.61	
Total Alley Reserve Account		\$173,861.50
Current Year Earnings	\$31,219.75	
Retained Earnings	\$104,483.20	

TOTAL EQUITY \$309,564.45

TOTAL LIABILITIES AND EQUITY \$309,564.45

Balance Sheet

Tuesday, April 30, 2019

Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2019

ASSETS

Current Assets

SVHOA Operating Account

\$4,676.45

Total Current Assets

\$4,676.45

TOTAL ASSETS

\$4,676.45

EQUITY

Current Year Earnings

\$1,836.20

Retained Earnings

\$2,840.25

TOTAL EQUITY

\$4,676.45

TOTAL LIABILITIES AND EQUITY

\$4,676.45

Balance Sheet

Tuesday, April 30, 2019

Highgrove Townhomes

Cash Accounting Year Starts January 1, 2019

ASSETS

Current Assets

HG TH Reserves Bank Acc.	\$98,990.05	
Highgrove TH Reserves CD	\$112,989.35	
SVHOA Operating Account	\$7,590.03	
Total Current Assets		\$219,569.43

TOTAL ASSETS \$219,569.43

EQUITY

Highgrove TH Reserve Acc.		
Highgrove Reserves Int	\$1,286.42	
Highgrove TH Reserves	\$141,894.49	
Total Highgrove TH Reserve Acc.		\$143,180.91
Current Year Earnings	\$2,721.21	
Retained Earnings	\$73,667.31	

TOTAL EQUITY \$219,569.43

TOTAL LIABILITIES AND EQUITY \$219,569.43

Balance Sheet

Tuesday, April 30, 2019

Southern Village HOA

Cash Accounting Year Starts January 1, 2019

ASSETS

General Reserves Account			
General Reserves Bank Acc		\$65,516.35	
	Total General Reserves Account		\$65,516.35
Current Assets			
Reserves CD		\$101,634.79	
SVHOA Operating Account		\$95,383.39	
	Total Current Assets		\$197,018.18
	TOTAL ASSETS		<u>\$262,534.53</u>

EQUITY

General Reserves Account			
General Reserves		\$165,057.30	
Reserve Interest		\$1,913.04	
	Total General Reserves Account		\$166,970.34
Current Year Earnings		\$118,490.27	
Retained Earnings		(\$22,926.08)	
	TOTAL EQUITY		<u>\$262,534.53</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$262,534.53</u>

Balance Sheet

Tuesday, April 30, 2019

Townhome I

Cash Accounting Year Starts January 1, 2019

ASSETS

Current Assets

SVHOA Operating Account	\$3,754.84	
TH I Reserve Bank Account	\$118,818.56	
Total Current Assets		\$122,573.40

TOTAL ASSETS		<u>\$122,573.40</u>
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EQUITY

Current Year Earnings	\$2,654.97	
Retained Earnings	\$66,921.74	
TH I Reserve Account		
TH I Reserves	\$52,525.66	
TH I Reserves Interest	\$471.03	
Total TH I Reserve Account		\$52,996.69

TOTAL EQUITY		<u>\$122,573.40</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$122,573.40</u>
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Balance Sheet

Tuesday, April 30, 2019

Townhome II

Cash Accounting Year Starts January 1, 2019

ASSETS

Current Assets

SVHOA Operating Account	\$540.49	
TH II Reserve Bank Acc.	\$211,860.87	
Townhome II Reserves CD	\$112,989.35	
Total Current Assets		\$325,390.71

TOTAL ASSETS \$325,390.71

EQUITY

Current Year Earnings	(\$65.10)	
Retained Earnings	\$105,785.59	
TH II Reserve Account		
TH II Reserves	\$218,112.42	
TH II Reserves Interest	\$1,557.80	
Total TH II Reserve Account		\$219,670.22

TOTAL EQUITY \$325,390.71

TOTAL LIABILITIES AND EQUITY \$325,390.71

Balance Sheet

Tuesday, April 30, 2019

Westend Townhomes

Cash Accounting Year Starts January 1, 2019

ASSETS

Current Assets

SVHOA Operating Account	\$2,376.67	
Westend ReserveBK Account	\$77,298.51	
Total Current Assets		\$79,675.18

TOTAL ASSETS		<u>\$79,675.18</u>
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EQUITY

Current Year Earnings	\$1,442.12	
Retained Earnings	\$50,729.11	
Westend Reserve Account		
Westend Reserves	\$27,222.77	
Westend Reserves Interest	\$281.18	
Total Westend Reserve Account		\$27,503.95

TOTAL EQUITY		<u>\$79,675.18</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$79,675.18</u>
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Unexpended Budget Report

Tuesday, April 30, 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	1,294	5,000	(3,706)	33,720	31,000	2,720	36,210	2,490
Alley Reserves Interest	2,353	167	2,186	2,936	667	2,269	2,000	(936)
Total Income	3,647	5,167	(1,520)	36,655	31,667	4,989	38,210	1,555
TOTAL INCOME	3,647	5,167	(1,520)	36,655	31,667	4,989	38,210	1,555
EXPENSES								
Expenses								
Operating Expenses								
Alley Landscaping	0	83	(83)	0	333	(333)	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	2,833	(333)	13,500	11,000
Total Operating Expenses	0	83	(83)	2,500	2,833	(333)	13,500	11,000
TOTAL EXPENSES	0	83	(83)	2,500	2,833	(333)	13,500	11,000
NET INCOME (LOSS)	3,647	5,083	(1,436)	34,155	28,833	5,322	24,710	
UNEXPENDED (OVER EXPENDED)								(9,445)

Unexpended Budget Report

Tuesday, April 30, 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	0	500	(500)	5,000	5,000	0	5,000	0
Total Income	0	500	(500)	5,000	5,000	0	5,000	0
TOTAL INCOME	0	500	(500)	5,000	5,000	0	5,000	0
EXPENSES								
Expenses								
Operating Expenses								
Courtyard Landscape	576	292	285	1,152	1,167	(14)	3,500	2,348
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	576	292	285	3,164	3,178	(14)	5,511	2,347
Total Operating Expenses	576	292	285	3,164	3,178	(14)	5,511	2,347
TOTAL EXPENSES	576	292	285	3,164	3,178	(14)	5,511	2,347
NET INCOME (LOSS)	(576)	208	(785)	1,836	1,822	14	(511)	
UNEXPENDED (OVER EXPENDED)								(2,347)

Unexpended Budget Report

Tuesday, April 30, 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	5,968	6,900	(932)	28,136	27,600	536	82,800	54,664
Highgrove Reserves Int	336	200	136	1,286	800	486	2,400	1,114
Total Income	6,304	7,100	(796)	29,423	28,400	1,023	85,200	55,777
TOTAL INCOME	6,304	7,100	(796)	29,423	28,400	1,023	85,200	55,777
EXPENSES								
Expenses								
Operating Expenses								
Highgrove Build Exterior	1,019	792	227	2,642	3,167	(525)	9,500	6,858
Highgrove FA Contract	0	0	0	7,200	7,200	0	7,200	0
Highgrove FA Electric	199	133	66	812	533	279	1,600	788
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	333	(333)	1,000	1,000
Highgrove Irrigation Rprs	0	167	(167)	0	667	(667)	2,000	2,000
Highgrove Landscape	1,967	983	983	3,933	3,933	0	11,800	7,867
Highgrove Landscape Other	0	208	(208)	0	833	(833)	2,500	2,500
Highgrove Management Fee	0	0	0	9,200	9,200	0	9,200	0
Highgrove Misc.	0	42	(42)	0	167	(167)	500	500
Highgrove Mulch	1,610	1,610	0	1,610	1,610	0	1,610	0
Highgrove Painting	0	7,022	(7,022)	0	28,088	(28,088)	84,263	84,263
Highgrove Termite Inspect	0	0	0	0	0	0	1,730	1,730
Highgrove Water & Sewer	96	300	(204)	384	1,200	(816)	3,600	3,216
Total Operating Expenses	4,891	11,340	(6,450)	25,415	56,931	(31,516)	137,453	112,038
Total Operating Expenses	4,891	11,340	(6,450)	25,415	56,931	(31,516)	137,453	112,038
TOTAL EXPENSES	4,891	11,340	(6,450)	25,415	56,931	(31,516)	137,453	112,038
NET INCOME (LOSS)	1,414	(4,240)	5,654	4,008	(28,531)	32,539	(52,253)	
UNEXPENDED (OVER EXPENDED)								(56,261)

Unexpended Budget Report

Tuesday, April 30, 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	6,453	20,000	(13,547)	194,974	190,000	4,974	212,480	17,506
Assessment Class III	0	0	0	640	640	0	640	0
Assessment Sub-Associat.	0	0	0	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	60	1,000	(940)	620	1,400	(780)	3,500	2,880
Other income	0	0	0	0	0	0	2,200	2,200
Reserve Interest	67	108	(41)	1,913	433	1,480	1,300	(613)
Total Income	6,580	21,108	(14,528)	228,495	221,821	6,673	249,468	20,973
TOTAL INCOME	6,580	21,108	(14,528)	228,495	221,821	6,673	249,468	20,973
EXPENSES								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Common Area/Pond Imprvmts	1,190	1,400	(210)	17,990	22,375	(4,385)	33,300	15,310
Landscape	8,230	4,117	4,113	16,460	16,467	(7)	49,400	32,940
Mulch All Areas	8,980	9,000	(20)	8,980	9,000	(20)	9,000	20
Parks	800	900	(100)	10,288	11,900	(1,612)	19,100	8,812
Pond Care Contract	408	1,287	(879)	1,632	2,576	(944)	5,150	3,518
Pond- Major Maintenance	0	417	(417)	0	1,667	(1,667)	5,000	5,000
Trees (Maintenance)	370	2,363	(1,993)	3,710	9,450	(5,740)	28,350	24,640
Total Maintenance Expenses	19,978	19,483	495	59,060	73,434	(14,374)	149,300	90,240
Total Maintenance Expenses	19,978	19,483	495	59,060	73,434	(14,374)	149,300	90,240
Electric	226	271	(45)	913	1,083	(170)	3,250	2,337
Market Street Events	0	0	0	0	7,500	(7,500)	7,500	7,500
NC Symphony Donation	0	0	0	0	0	0	5,000	5,000
Other/ Contingency	0	250	(250)	30	1,000	(970)	3,000	2,970
Storm Water Charge	0	0	0	0	0	0	1,365	1,365
Trash Cans (Wkly Service)	1,945	750	1,195	3,245	3,000	245	9,000	5,755
Trees (Grinding/Replace)	8,100	1,133	6,967	8,100	4,533	3,567	13,600	5,500
Water & Sewer Common Area	67	515	(448)	269	2,060	(1,791)	6,180	5,911

Unexpended Budget Report

Tuesday, April 30, 2019

2019 SVHOA Budget (Continued)

Southern Village HOA Cash Accounting Year Starts January 1, 2019

EXPENSES (Continued)	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
Total Operating Expenses	30,316	22,402	7,914	71,618	92,611	(20,993)	198,195	126,577
SVHOA Administration								
Admin Misc. & Bank Fees	15	42	(27)	121	167	(46)	500	379
Audit	0	0	0	0	0	0	2,500	2,500
Insurance	0	0	0	0	0	0	8,800	8,800
Legal	0	150	(150)	335	600	(265)	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	250	(250)	0	250	(250)	250	250
Website	0	167	(167)	0	667	(667)	2,000	2,000
Total SVHOA Administration	15	608	(594)	36,474	39,033	(2,560)	54,700	18,226
TOTAL EXPENSES	30,331	23,010	7,321	108,091	131,644	(23,553)	252,895	144,804
NET INCOME (LOSS)	(23,751)	(1,902)	(21,849)	120,403	90,177	30,226	(3,427)	
UNEXPENDED (OVER EXPENDED)								(123,830)

Unexpended Budget Report

Tuesday, April 30, 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	1,886	2,318	(433)	7,957	9,274	(1,317)	27,821	19,864
TH I Reserves Interest	122	83	39	471	333	138	1,000	529
Total Income	2,008	2,402	(394)	8,428	9,607	(1,179)	28,821	20,393
TOTAL INCOME	2,008	2,402	(394)	8,428	9,607	(1,179)	28,821	20,393
EXPENSES								
Expenses								
Operating Expenses								
TH I Building Exterior	189	217	(28)	189	867	(678)	2,600	2,411
TH I Landscape	867	433	433	1,733	1,733	0	5,200	3,467
TH I Management	0	0	0	2,400	2,400	0	2,400	0
TH I Mulch	980	980	0	980	980	0	980	0
TH I NonContract Landscap	0	208	(208)	0	833	(833)	2,500	2,500
TH I Painting	0	2,559	(2,559)	0	10,238	(10,238)	30,713	30,713
TH I Roof Replacement	0	6,232	(6,232)	0	24,930	(24,930)	74,789	74,789
TH I Termite Inspection	0	0	0	0	0	0	600	600
Total Operating Expenses	2,035	10,630	(8,595)	5,302	41,981	(36,679)	119,782	114,480
Total Operating Expenses	2,035	10,630	(8,595)	5,302	41,981	(36,679)	119,782	114,480
TOTAL EXPENSES	2,035	10,630	(8,595)	5,302	41,981	(36,679)	119,782	114,480
NET INCOME (LOSS)	(28)	(8,228)	8,201	3,126	(32,374)	35,500	(90,961)	
UNEXPENDED (OVER EXPENDED)								(94,087)

Unexpended Budget Report

Tuesday, April 30, 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	6,310	5,060	1,250	20,972	20,240	732	60,720	39,748
TH II Reserves Interest	452	267	186	1,558	1,067	491	3,200	1,642
Total Income	6,762	5,327	1,436	22,530	21,307	1,223	63,920	41,390
TOTAL INCOME	6,762	5,327	1,436	22,530	21,307	1,223	63,920	41,390
EXPENSES								
Expenses								
Operating Expenses								
TH II Building Exterior	656	392	264	1,866	1,567	299	4,700	2,834
TH II Lansdscape	3,167	1,583	1,583	6,333	6,333	0	19,000	12,667
TH II Lndspe Non-Contract	0	342	(342)	738	1,367	(628)	4,100	3,362
TH II Management	0	0	0	8,250	8,250	0	8,250	0
TH II Mulch	3,850	3,850	0	3,850	3,850	0	3,850	0
TH II Painting	0	8,334	(8,334)	0	33,338	(33,338)	100,013	100,013
TH II Termite Inspection	0	0	0	0	0	0	2,000	2,000
Total Operating Expenses	7,672	14,501	(6,829)	21,037	54,704	(33,667)	141,913	120,876
Total Operating Expenses	7,672	14,501	(6,829)	21,037	54,704	(33,667)	141,913	120,876
TOTAL EXPENSES	7,672	14,501	(6,829)	21,037	54,704	(33,667)	141,913	120,876
NET INCOME (LOSS)	(910)	(9,174)	8,264	1,493	(33,398)	34,890	(77,993)	
UNEXPENDED (OVER EXPENDED)								(79,486)

Unexpended Budget Report

Tuesday, April 30, 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	3,167	3,416	(249)	14,113	13,662	451	40,986	26,873
Westend Reserves Interest	79	63	17	281	250	31	750	469
Total Income	3,246	3,478	(232)	14,394	13,912	482	41,736	27,342
TOTAL INCOME	3,246	3,478	(232)	14,394	13,912	482	41,736	27,342
EXPENSES								
Expenses								
Operating Expenses								
Westend Bank Service Fee	0	0	0	(5)	0	(5)	0	5
Westend Building Exterior	0	217	(217)	42	867	(825)	2,600	2,558
Westend FA Contract	76	0	76	3,799	4,900	(1,101)	4,900	1,101
Westend FA Electric	151	133	17	606	533	72	1,600	994
Westend FA Inspections	0	0	0	700	700	0	700	0
Westend FA Phone	0	0	0	12	0	12	0	(12)
Westend FA Repairs	0	42	(42)	0	167	(167)	500	500
Westend Landscape	1,058	529	529	2,117	2,117	0	6,350	4,233
Westend Landscape Other	0	250	(250)	0	1,000	(1,000)	3,000	3,000
Westend Management	0	0	0	4,000	4,000	0	4,000	0
Westend Mulch	1,400	1,400	0	1,400	1,400	0	1,400	0
Westend Painting	0	3,609	(3,609)	0	14,438	(14,438)	43,313	43,313
Westend Termite Inspect	0	0	0	0	0	0	800	800
Total Operating Expenses	2,685	6,180	(3,495)	12,671	30,121	(17,450)	69,163	56,492
Total Operating Expenses	2,685	6,180	(3,495)	12,671	30,121	(17,450)	69,163	56,492
TOTAL EXPENSES	2,685	6,180	(3,495)	12,671	30,121	(17,450)	69,163	56,492
NET INCOME (LOSS)	561	(2,702)	3,263	1,723	(16,209)	17,932	(27,427)	
UNEXPENDED (OVER EXPENDED)								(29,150)