

# Balance Sheet

Sunday, June 30, 2019

## Alley Annual Assessment

Cash Accounting Year Starts January 1, 2019

### ASSETS

#### Current Assets

Alley CD	\$102,150.00	
Alley Reserves Bank Acc.	\$198,138.06	
SVHOA Operating Account	\$10,909.77	
Total Current Assets		\$311,197.83

TOTAL ASSETS \$311,197.83

### EQUITY

Alley Reserve Account		
Alley Reserves	\$170,925.89	
Alley Reserves Interest	\$3,349.09	
Total Alley Reserve Account		\$174,274.98

Current Year Earnings	\$32,439.65	
Retained Earnings	\$104,483.20	

TOTAL EQUITY \$311,197.83

TOTAL LIABILITIES AND EQUITY \$311,197.83

# Balance Sheet

Sunday, June 30, 2019

## Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2019

### ASSETS

#### Current Assets

SVHOA Operating Account

	\$4,100.27	
Total Current Assets		\$4,100.27

TOTAL ASSETS		<u>\$4,100.27</u>
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### EQUITY

Current Year Earnings

\$1,260.02

Retained Earnings

\$2,840.25

TOTAL EQUITY		<u>\$4,100.27</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$4,100.27</u>
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# Balance Sheet

Sunday, June 30, 2019

## Highgrove Townhomes

Cash Accounting Year Starts January 1, 2019

### ASSETS

#### Current Assets

HG TH Reserves Bank Acc.	\$99,197.06	
Highgrove TH Reserves CD	\$113,452.46	
SVHOA Operating Account	\$15,875.21	
Total Current Assets		\$228,524.73

TOTAL ASSETS \$228,524.73

### EQUITY

Highgrove TH Reserve Acc.		
Highgrove Reserves Int	\$1,956.54	
Highgrove TH Reserves	\$141,894.49	
Total Highgrove TH Reserve Acc.		\$143,851.03
Current Year Earnings	\$11,006.39	
Retained Earnings	\$73,667.31	

TOTAL EQUITY \$228,524.73

TOTAL LIABILITIES AND EQUITY \$228,524.73

# Balance Sheet

Sunday, June 30, 2019

## Southern Village HOA

Cash Accounting Year Starts January 1, 2019

### ASSETS

General Reserves Account			
General Reserves Bank Acc		\$65,653.35	
	Total General Reserves Account		\$65,653.35
Current Assets			
Reserves CD		\$101,634.79	
SVHOA Operating Account		\$83,666.53	
	Total Current Assets		\$185,301.32
	TOTAL ASSETS		<u>\$250,954.67</u>

### EQUITY

General Reserves Account			
General Reserves		\$165,057.30	
Reserve Interest		\$2,050.04	
	Total General Reserves Account		\$167,107.34
Current Year Earnings		\$106,773.41	
Retained Earnings		(\$22,926.08)	
	TOTAL EQUITY		<u>\$250,954.67</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$250,954.67</u>

# Balance Sheet

Sunday, June 30, 2019

## Townhome I

Cash Accounting Year Starts January 1, 2019

### ASSETS

#### Current Assets

SVHOA Operating Account	(\$15,958.06)	
TH I Reserve Bank Account	\$119,067.03	
Total Current Assets		\$103,108.97

TOTAL ASSETS \$103,108.97

### EQUITY

Current Year Earnings	(\$17,057.93)	
Retained Earnings	\$66,921.74	
TH I Reserve Account		
TH I Reserves	\$52,525.66	
TH I Reserves Interest	\$719.50	
Total TH I Reserve Account		\$53,245.16

TOTAL EQUITY \$103,108.97

TOTAL LIABILITIES AND EQUITY \$103,108.97

# Balance Sheet

Sunday, June 30, 2019

## Townhome II

Cash Accounting Year Starts January 1, 2019

### ASSETS

#### Current Assets

SVHOA Operating Account	\$6,233.83	
TH II Reserve Bank Acc.	\$212,303.91	
Townhome II Reserves CD	\$113,452.46	
Total Current Assets		\$331,990.20

TOTAL ASSETS		<u>\$331,990.20</u>
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### EQUITY

Current Year Earnings	\$5,628.24	
Retained Earnings	\$105,785.59	
TH II Reserve Account		
TH II Reserves	\$218,112.42	
TH II Reserves Interest	\$2,463.95	
Total TH II Reserve Account		\$220,576.37

TOTAL EQUITY		<u>\$331,990.20</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$331,990.20</u>
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# Balance Sheet

Sunday, June 30, 2019

## Westend Townhomes

Cash Accounting Year Starts January 1, 2019

### ASSETS

#### Current Assets

SVHOA Operating Account	(\$1,699.68)	
Westend ReserveBK Account	\$77,460.15	
Total Current Assets		\$75,760.47

TOTAL ASSETS \$75,760.47

### EQUITY

Current Year Earnings	(\$2,634.23)	
Retained Earnings	\$50,729.11	
Westend Reserve Account		
Westend Reserves	\$27,222.77	
Westend Reserves Interest	\$442.82	
Total Westend Reserve Account		\$27,665.59

TOTAL EQUITY \$75,760.47

TOTAL LIABILITIES AND EQUITY \$75,760.47

# Unexpended Budget Report

Sunday, June 30, 2019

<b>2019 Alleyways Budget</b>
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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	584	210	374	35,840	36,210	(370)	36,210	370
Alley Reserves Interest	203	167	37	3,349	1,000	2,349	2,000	(1,349)
Total Income	787	377	411	39,189	37,210	1,979	38,210	(979)
TOTAL INCOME	787	377	411	39,189	37,210	1,979	38,210	(979)
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Alley Landscaping	0	83	(83)	900	500	400	1,000	100
Alley Maintenance/Repairs	0	0	0	0	10,000	(10,000)	10,000	10,000
Alley Management	0	0	0	2,500	2,500	0	2,500	0
Total Operating Expenses	0	83	(83)	3,400	13,000	(9,600)	13,500	10,100
Total Operating Expenses	0	83	(83)	3,400	13,000	(9,600)	13,500	10,100
TOTAL EXPENSES	0	83	(83)	3,400	13,000	(9,600)	13,500	10,100
NET INCOME (LOSS)	787	293	494	35,789	24,210	11,579	24,710	
<b>UNEXPENDED (OVER EXPENDED)</b>								(11,079)

# Unexpended Budget Report

Sunday, June 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
<b>INCOME</b>								
Income								
Courtyard Assessment	0	0	0	5,000	5,000	0	5,000	0
Total Income	0	0	0	5,000	5,000	0	5,000	0
<b>TOTAL INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,000</b>	<b>5,000</b>	<b>0</b>	<b>5,000</b>	<b>0</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Courtyard Landscape	288	292	(4)	1,729	1,750	(21)	3,500	1,771
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)	3,740	3,761	(21)	5,511	1,771
Total Operating Expenses	288	292	(4)	3,740	3,761	(21)	5,511	1,771
<b>TOTAL EXPENSES</b>	<b>288</b>	<b>292</b>	<b>(4)</b>	<b>3,740</b>	<b>3,761</b>	<b>(21)</b>	<b>5,511</b>	<b>1,771</b>
<b>NET INCOME (LOSS)</b>	<b>(288)</b>	<b>(292)</b>	<b>4</b>	<b>1,260</b>	<b>1,239</b>	<b>21</b>	<b>(511)</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(1,771)</b>

# Unexpended Budget Report

Sunday, June 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
<b>INCOME</b>								
Income								
Highgrove Assessment	7,317	6,900	417	40,252	41,400	(1,148)	82,800	42,548
Highgrove Reserves Int	337	200	137	1,957	1,200	757	2,400	443
Total Income	7,654	7,100	554	42,209	42,600	(391)	85,200	42,991
TOTAL INCOME	7,654	7,100	554	42,209	42,600	(391)	85,200	42,991
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Highgrove Build Exterior	931	792	139	3,877	4,750	(873)	9,500	5,623
Highgrove FA Contract	0	0	0	7,200	7,200	0	7,200	0
Highgrove FA Electric	142	133	9	1,091	800	291	1,600	509
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	500	(500)	1,000	1,000
Highgrove Irrigation Rprs	0	167	(167)	150	1,000	(850)	2,000	1,850
Highgrove Landscape	983	983	0	5,900	5,900	0	11,800	5,900
Highgrove Landscape Other	0	208	(208)	0	1,250	(1,250)	2,500	2,500
Highgrove Management Fee	0	0	0	9,200	9,200	0	9,200	0
Highgrove Misc.	0	42	(42)	0	250	(250)	500	500
Highgrove Mulch	0	0	0	1,610	1,610	0	1,610	0
Highgrove Painting	0	7,022	(7,022)	0	42,132	(42,132)	84,263	84,263
Highgrove Termite Inspect	0	0	0	0	0	0	1,730	1,730
Highgrove Water & Sewer	96	300	(204)	585	1,800	(1,215)	3,600	3,015
Total Operating Expenses	2,152	9,730	(7,578)	29,246	76,392	(47,146)	137,453	108,207
Total Operating Expenses	2,152	9,730	(7,578)	29,246	76,392	(47,146)	137,453	108,207
TOTAL EXPENSES	2,152	9,730	(7,578)	29,246	76,392	(47,146)	137,453	108,207
NET INCOME (LOSS)	5,502	(2,630)	8,132	12,963	(33,792)	46,754	(52,253)	
<b>UNEXPENDED (OVER EXPENDED)</b>								(65,216)

# Unexpended Budget Report

Sunday, June 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
<b>INCOME</b>								
Income								
Annual Assessment	3,869	10,000	(6,131)	208,133	210,000	(1,867)	212,480	4,347
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	550	1,100	(550)	1,665	3,500	(1,835)	3,500	1,835
NSF Fee	20	0	20	20	0	20	0	(20)
Other income	0	0	0	0	0	0	2,200	2,200
Reserve Interest	67	108	(41)	2,050	650	1,400	1,300	(750)
Total Income	4,506	11,208	(6,702)	242,855	244,138	(1,283)	249,468	6,613
<b>TOTAL INCOME</b>	4,506	11,208	(6,702)	242,855	244,138	(1,283)	249,468	6,613
<b>EXPENSES</b>								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Common Area/Pond Imprvmts	0	1,400	(1,400)	18,140	25,175	(7,035)	33,300	15,160
Landscape	4,115	4,117	(2)	24,690	24,700	(10)	49,400	24,710
Mulch All Areas	0	0	0	8,980	9,000	(20)	9,000	20
Parks	3,494	900	2,594	13,997	13,700	297	19,100	5,103
Pond Care Contract	408	429	(21)	2,040	2,575	(535)	5,150	3,110
Pond- Major Maintenance	0	417	(417)	0	2,500	(2,500)	5,000	5,000
Trees (Maintenance)	0	2,363	(2,363)	4,574	14,175	(9,601)	28,350	23,776
Total Maintenance Expenses	8,017	9,625	(1,608)	72,421	91,825	(19,404)	149,300	76,879
Total Maintenance Expenses	8,017	9,625	(1,608)	72,421	91,825	(19,404)	149,300	76,879
Electric	344	271	73	1,258	1,625	(367)	3,250	1,992
Market Street Events	7,500	0	7,500	7,500	7,500	0	7,500	0
NC Symphony Donation	0	0	0	2,500	0	2,500	5,000	2,500
Other/ Contingency	0	250	(250)	60	1,500	(1,440)	3,000	2,940
Storm Water Charge	0	0	0	0	0	0	1,365	1,365
Trash Cans (Wkly Service)	650	750	(100)	4,545	4,500	45	9,000	4,455
Trees (Grinding/Replace)	0	1,133	(1,133)	8,100	6,800	1,300	13,600	5,500
Water & Sewer Common Area	141	515	(374)	491	3,090	(2,600)	6,180	5,690

# Unexpended Budget Report

Sunday, June 30, 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	16,652	12,544	4,108	96,874	116,840	(19,966)	198,195	101,321
<b>SVHOA Administration</b>								
Admin Misc. & Bank Fees	0	42	(42)	134	250	(116)	500	366
Audit	0	0	0	0	0	0	2,500	2,500
Insurance	0	0	0	0	0	0	8,800	8,800
Legal	671	150	521	1,006	900	106	1,800	794
Management Contract Fee	0	0	0	34,850	34,850	0	34,850	0
Printing & Postage	0	1,000	(1,000)	1,168	3,500	(2,332)	4,000	2,832
Tax Return Preparation	0	0	0	0	250	(250)	250	250
Website	0	167	(167)	0	1,000	(1,000)	2,000	2,000
Total SVHOA Administration	671	1,358	(687)	37,158	40,750	(3,592)	54,700	17,542
TOTAL EXPENSES	17,323	13,902	3,421	134,032	157,590	(23,558)	252,895	118,863
NET INCOME (LOSS)	(12,817)	(2,694)	(10,123)	108,823	86,548	22,275	(3,427)	
<b>UNEXPENDED (OVER EXPENDED)</b>								(112,250)

# Unexpended Budget Report

Sunday, June 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
<b>INCOME</b>								
Income								
TH I Assessment	2,356	2,318	38	12,342	13,911	(1,569)	27,821	15,479
TH I Reserves Interest	122	83	39	720	500	220	1,000	281
Total Income	2,478	2,402	77	13,061	14,411	(1,349)	28,821	15,760
<b>TOTAL INCOME</b>	2,478	2,402	77	13,061	14,411	(1,349)	28,821	15,760
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH I Building Exterior	0	217	(217)	189	1,300	(1,111)	2,600	2,411
TH I Landscape	433	433	0	2,600	2,600	0	5,200	2,600
TH I Management	0	0	0	2,400	2,400	0	2,400	0
TH I Mulch	0	0	0	980	980	0	980	0
TH I NonContract Landscap	0	208	(208)	0	1,250	(1,250)	2,500	2,500
TH I Painting	0	2,559	(2,559)	0	15,357	(15,357)	30,713	30,713
TH I Roof Replacement	23,231	6,232	16,999	23,231	37,395	(14,164)	74,789	51,558
TH I Termite Inspection	0	0	0	0	0	0	600	600
Total Operating Expenses	23,664	9,650	14,014	29,400	61,281	(31,881)	119,782	90,382
Total Operating Expenses	23,664	9,650	14,014	29,400	61,281	(31,881)	119,782	90,382
<b>TOTAL EXPENSES</b>	23,664	9,650	14,014	29,400	61,281	(31,881)	119,782	90,382
<b>NET INCOME (LOSS)</b>	(21,186)	(7,248)	(13,938)	(16,338)	(46,871)	30,532	(90,961)	
<b>UNEXPENDED (OVER EXPENDED)</b>								(74,623)

# Unexpended Budget Report

Sunday, June 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
<b>INCOME</b>								
Income								
TH II Assessment	5,971	5,060	911	30,831	30,360	471	60,720	29,889
TH II Reserves Interest	454	267	187	2,464	1,600	864	3,200	736
Total Income	6,425	5,327	1,098	33,295	31,960	1,335	63,920	30,625
<b>TOTAL INCOME</b>	6,425	5,327	1,098	33,295	31,960	1,335	63,920	30,625
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH II Building Exterior	0	392	(392)	2,865	2,350	515	4,700	1,835
TH II Lansdscape	1,583	1,583	0	9,500	9,500	0	19,000	9,500
TH II Lndspe Non-Contract	0	342	(342)	738	2,050	(1,312)	4,100	3,362
TH II Management	0	0	0	8,250	8,250	0	8,250	0
TH II Mulch	0	0	0	3,850	3,850	0	3,850	0
TH II Painting	0	8,334	(8,334)	0	50,007	(50,007)	100,013	100,013
TH II Termite Inspection	0	0	0	0	0	0	2,000	2,000
Total Operating Expenses	1,583	10,651	(9,068)	25,203	76,007	(50,804)	141,913	116,710
Total Operating Expenses	1,583	10,651	(9,068)	25,203	76,007	(50,804)	141,913	116,710
<b>TOTAL EXPENSES</b>	1,583	10,651	(9,068)	25,203	76,007	(50,804)	141,913	116,710
<b>NET INCOME (LOSS)</b>	4,841	(5,324)	10,166	8,092	(44,047)	52,139	(77,993)	
<b>UNEXPENDED (OVER EXPENDED)</b>								(86,085)

# Unexpended Budget Report

Sunday, June 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
<b>INCOME</b>								
Income								
Westend Assessment	3,416	3,416	0	20,789	20,493	296	40,986	20,198
Westend Reserves Interest	80	63	17	443	375	68	750	307
Total Income	3,495	3,478	17	21,231	20,868	363	41,736	20,505
TOTAL INCOME	3,495	3,478	17	21,231	20,868	363	41,736	20,505
<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	1,300	(1,258)	2,600	2,558
Westend FA Contract	0	0	0	3,799	4,900	(1,101)	4,900	1,101
Westend FA Electric	119	133	(14)	725	800	(75)	1,600	875
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	903	42	861	903	250	653	500	(403)
Westend Landscape	529	529	0	3,175	3,175	0	6,350	3,175
Westend Landscape Other	0	250	(250)	0	1,500	(1,500)	3,000	3,000
Westend Management	0	0	0	4,000	4,000	0	4,000	0
Westend Mulch	0	0	0	1,400	1,400	0	1,400	0
Westend Painting	8,672	3,609	5,062	8,672	21,657	(12,985)	43,313	34,641
Westend Termite Inspect	0	0	0	0	0	0	800	800
Total Operating Expenses	10,223	4,780	5,443	23,423	39,682	(16,259)	69,163	45,740
Total Operating Expenses	10,223	4,780	5,443	23,423	39,682	(16,259)	69,163	45,740
TOTAL EXPENSES	10,223	4,780	5,443	23,423	39,682	(16,259)	69,163	45,740
NET INCOME (LOSS)	(6,728)	(1,302)	(5,426)	(2,191)	(18,814)	16,622	(27,427)	
<b>UNEXPENDED (OVER EXPENDED)</b>								(25,236)