

# Balance Sheet

Wednesday, July 31, 2019

## Alley Annual Assessment

Cash Accounting Year Starts January 1, 2019

### ASSETS

#### Current Assets

Alley CD	\$102,150.00	
Alley Reserves Bank Acc.	\$198,348.52	
SVHOA Operating Account	\$11,079.77	
Total Current Assets		\$311,578.29

TOTAL ASSETS \$311,578.29

### EQUITY

Alley Reserve Account		
Alley Reserves	\$170,925.89	
Alley Reserves Interest	\$3,559.55	
Total Alley Reserve Account		\$174,485.44
Current Year Earnings	\$32,609.65	
Retained Earnings	\$104,483.20	

TOTAL EQUITY \$311,578.29

TOTAL LIABILITIES AND EQUITY \$311,578.29

# Balance Sheet

Wednesday, July 31, 2019

## Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2019

### ASSETS

#### Current Assets

SVHOA Operating Account

	\$3,812.18	
Total Current Assets		\$3,812.18

TOTAL ASSETS		<u>\$3,812.18</u>
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### EQUITY

Current Year Earnings

\$971.93

Retained Earnings

\$2,840.25

TOTAL EQUITY		<u>\$3,812.18</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$3,812.18</u>
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# Balance Sheet

Wednesday, July 31, 2019

## Highgrove Townhomes

Cash Accounting Year Starts January 1, 2019

### ASSETS

#### Current Assets

HG TH Reserves Bank Acc.	\$99,302.43	
Highgrove TH Reserves CD	\$113,680.92	
SVHOA Operating Account	\$21,246.44	
Total Current Assets		\$234,229.79
TOTAL ASSETS		<u>\$234,229.79</u>

### EQUITY

Highgrove TH Reserve Acc.		
Highgrove Reserves Int	\$2,290.37	
Highgrove TH Reserves	\$141,894.49	
Total Highgrove TH Reserve Acc.		\$144,184.86
Current Year Earnings	\$16,377.62	
Retained Earnings	\$73,667.31	
TOTAL EQUITY		<u>\$234,229.79</u>
TOTAL LIABILITIES AND EQUITY		<u>\$234,229.79</u>

# Balance Sheet

Wednesday, July 31, 2019

## Southern Village HOA

Cash Accounting Year Starts January 1, 2019

### ASSETS

General Reserves Account			
General Reserves Bank Acc		\$65,723.09	
	Total General Reserves Account		\$65,723.09
Current Assets			
Reserves CD		\$101,634.79	
SVHOA Operating Account		\$53,738.59	
	Total Current Assets		\$155,373.38
	TOTAL ASSETS		<u>\$221,096.47</u>

### EQUITY

General Reserves Account			
General Reserves		\$165,057.30	
Reserve Interest		\$2,119.78	
	Total General Reserves Account		\$167,177.08
Current Year Earnings		\$76,845.47	
Retained Earnings		(\$22,926.08)	
	TOTAL EQUITY		<u>\$221,096.47</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$221,096.47</u>

# Balance Sheet

Wednesday, July 31, 2019

## Townhome I

Cash Accounting Year Starts January 1, 2019

### ASSETS

#### Current Assets

SVHOA Operating Account	(\$62,607.19)	
TH I Reserve Bank Account	\$119,193.50	
Total Current Assets		\$56,586.31

TOTAL ASSETS \$56,586.31

### EQUITY

Current Year Earnings	(\$63,707.06)	
Retained Earnings	\$66,921.74	
TH I Reserve Account		
TH I Reserves	\$52,525.66	
TH I Reserves Interest	\$845.97	
Total TH I Reserve Account		\$53,371.63

TOTAL EQUITY \$56,586.31

TOTAL LIABILITIES AND EQUITY \$56,586.31

# Balance Sheet

Wednesday, July 31, 2019

## Townhome II

Cash Accounting Year Starts January 1, 2019

### ASSETS

#### Current Assets

SVHOA Operating Account	\$9,512.22	
TH II Reserve Bank Acc.	\$212,529.42	
Townhome II Reserves CD	\$113,680.92	
Total Current Assets		\$335,722.56

TOTAL ASSETS \$335,722.56

### EQUITY

Current Year Earnings	\$8,906.63	
Retained Earnings	\$105,785.59	
TH II Reserve Account		
TH II Reserves	\$218,112.42	
TH II Reserves Interest	\$2,917.92	
Total TH II Reserve Account		\$221,030.34

TOTAL EQUITY \$335,722.56

TOTAL LIABILITIES AND EQUITY \$335,722.56

# Balance Sheet

Wednesday, July 31, 2019

## Westend Townhomes

Cash Accounting Year Starts January 1, 2019

### ASSETS

#### Current Assets

SVHOA Operating Account	(\$27,715.02)	
Westend ReserveBK Account	\$77,542.43	
Total Current Assets		\$49,827.41

TOTAL ASSETS \$49,827.41

### EQUITY

Current Year Earnings	(\$28,649.57)	
Retained Earnings	\$50,729.11	
Westend Reserve Account		
Westend Reserves	\$27,222.77	
Westend Reserves Interest	\$525.10	
Total Westend Reserve Account		\$27,747.87

TOTAL EQUITY \$49,827.41

TOTAL LIABILITIES AND EQUITY \$49,827.41

# Unexpended Budget Report

Wednesday, July 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
<b>INCOME</b>								
Income								
Alley Annual Assessment	170	0	170	36,010	36,210	(200)	36,210	200
Alley Reserves Interest	210	167	44	3,560	1,167	2,393	2,000	(1,560)
Total Income	380	167	214	39,569	37,377	2,193	38,210	(1,359)
<b>TOTAL INCOME</b>	<b>380</b>	<b>167</b>	<b>214</b>	<b>39,569</b>	<b>37,377</b>	<b>2,193</b>	<b>38,210</b>	<b>(1,359)</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Alley Landscaping	0	83	(83)	900	583	317	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	13,083	(9,683)	13,500	10,100
Total Operating Expenses	0	83	(83)	3,400	13,083	(9,683)	13,500	10,100
<b>TOTAL EXPENSES</b>	<b>0</b>	<b>83</b>	<b>(83)</b>	<b>3,400</b>	<b>13,083</b>	<b>(9,683)</b>	<b>13,500</b>	<b>10,100</b>
<b>NET INCOME (LOSS)</b>	<b>380</b>	<b>83</b>	<b>297</b>	<b>36,169</b>	<b>24,293</b>	<b>11,876</b>	<b>24,710</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(11,459)</b>

# Unexpended Budget Report

Wednesday, July 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	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)	2,017	2,042	(25)	3,500	1,483
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)	4,028	4,053	(25)	5,511	1,483
Total Operating Expenses	288	292	(4)	4,028	4,053	(25)	5,511	1,483
<b>TOTAL EXPENSES</b>	<b>288</b>	<b>292</b>	<b>(4)</b>	<b>4,028</b>	<b>4,053</b>	<b>(25)</b>	<b>5,511</b>	<b>1,483</b>
<b>NET INCOME (LOSS)</b>	<b>(288)</b>	<b>(292)</b>	<b>4</b>	<b>972</b>	<b>947</b>	<b>25</b>	<b>(511)</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(1,483)</b>

# Unexpended Budget Report

Wednesday, July 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	8,448	6,900	1,548	48,700	48,300	400	82,800	34,100
Highgrove Reserves Int	334	200	134	2,290	1,400	890	2,400	110
Total Income	8,782	7,100	1,682	50,991	49,700	1,291	85,200	34,209
<b>TOTAL INCOME</b>	<b>8,782</b>	<b>7,100</b>	<b>1,682</b>	<b>50,991</b>	<b>49,700</b>	<b>1,291</b>	<b>85,200</b>	<b>34,209</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Highgrove Build Exterior	185	792	(606)	4,062	5,542	(1,479)	9,500	5,438
Highgrove FA Contract	0	0	0	7,200	7,200	0	7,200	0
Highgrove FA Electric	93	133	(40)	1,184	933	251	1,600	416
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	583	(583)	1,000	1,000
Highgrove Irrigation Rprs	1,719	167	1,552	1,869	1,167	702	2,000	131
Highgrove Landscape	983	983	0	6,883	6,883	0	11,800	4,917
Highgrove Landscape Other	0	208	(208)	0	1,458	(1,458)	2,500	2,500
Highgrove Management Fee	0	0	0	9,200	9,200	0	9,200	0
Highgrove Misc.	0	42	(42)	0	292	(292)	500	500
Highgrove Mulch	0	0	0	1,610	1,610	0	1,610	0
Highgrove Painting	0	7,022	(7,022)	0	49,153	(49,153)	84,263	84,263
Highgrove Termite Inspect	0	0	0	0	0	0	1,730	1,730
Highgrove Water & Sewer	96	300	(204)	681	2,100	(1,419)	3,600	2,919
Total Operating Expenses	3,077	9,730	(6,653)	32,323	86,122	(53,799)	137,453	105,130
Total Operating Expenses	3,077	9,730	(6,653)	32,323	86,122	(53,799)	137,453	105,130
<b>TOTAL EXPENSES</b>	<b>3,077</b>	<b>9,730</b>	<b>(6,653)</b>	<b>32,323</b>	<b>86,122</b>	<b>(53,799)</b>	<b>137,453</b>	<b>105,130</b>
<b>NET INCOME (LOSS)</b>	<b>5,705</b>	<b>(2,630)</b>	<b>8,335</b>	<b>18,668</b>	<b>(36,422)</b>	<b>55,090</b>	<b>(52,253)</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(70,921)</b>

# Unexpended Budget Report

Wednesday, July 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	960	2,480	(1,520)	209,093	212,480	(3,387)	212,480	3,387
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	400	0	400	2,065	3,500	(1,435)	3,500	1,435
NSF Fee	0	0	0	20	0	20	0	(20)
Other income	0	0	0	0	0	0	2,200	2,200
Reserve Interest	70	108	(39)	2,120	758	1,361	1,300	(820)
Total Income	1,430	2,588	(1,159)	244,285	246,726	(2,441)	249,468	5,183
<b>TOTAL INCOME</b>	<b>1,430</b>	<b>2,588</b>	<b>(1,159)</b>	<b>244,285</b>	<b>246,726</b>	<b>(2,441)</b>	<b>249,468</b>	<b>5,183</b>
<b>EXPENSES</b>								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Common Area/Pond Imprvmts	13,265	1,400	11,865	31,405	26,575	4,830	33,300	1,895
Landscape	4,115	4,117	(2)	28,805	28,817	(12)	49,400	20,595
Mulch All Areas	0	0	0	8,980	9,000	(20)	9,000	20
Parks	845	900	(55)	14,842	14,600	242	19,100	4,258
Pond Care Contract	0	429	(429)	2,040	3,004	(964)	5,150	3,110
Pond- Major Maintenance	0	417	(417)	0	2,917	(2,917)	5,000	5,000
Trees (Maintenance)	7,430	2,363	5,068	12,004	16,538	(4,534)	28,350	16,346
Total Maintenance Expenses	25,655	9,625	16,030	98,076	101,450	(3,374)	149,300	51,224
Total Maintenance Expenses	25,655	9,625	16,030	98,076	101,450	(3,374)	149,300	51,224
Electric	125	271	(146)	1,382	1,896	(513)	3,250	1,868
Market Street Events	0	0	0	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	60	250	(190)	120	1,750	(1,630)	3,000	2,880
Storm Water Charge	0	0	0	0	0	0	1,365	1,365
Trash Cans (Wkly Service)	650	750	(100)	5,195	5,250	(55)	9,000	3,805
Trees (Grinding/Replace)	0	1,133	(1,133)	8,100	7,933	167	13,600	5,500
Water & Sewer Common Area	775	515	260	1,265	3,605	(2,340)	6,180	4,915

# Unexpended Budget Report

Wednesday, July 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	27,265	12,544	14,721	124,139	129,384	(5,245)	198,195	74,056
<b>SVHOA Administration</b>								
Admin Misc. & Bank Fees	1	42	(41)	135	292	(157)	500	365
Audit	0	0	0	0	0	0	2,500	2,500
Insurance	4,022	8,800	(4,778)	4,022	8,800	(4,778)	8,800	4,778
Legal	0	150	(150)	1,006	1,050	(44)	1,800	794
Management Contract Fee	0	0	0	34,850	34,850	0	34,850	0
Printing & Postage	0	0	0	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	1,167	(1,167)	2,000	2,000
Total SVHOA Administration	4,023	9,158	(5,135)	41,181	49,908	(8,727)	54,700	13,519
<b>TOTAL EXPENSES</b>	<b>31,288</b>	<b>21,703</b>	<b>9,585</b>	<b>165,320</b>	<b>179,293</b>	<b>(13,973)</b>	<b>252,895</b>	<b>87,575</b>
<b>NET INCOME (LOSS)</b>	<b>(29,858)</b>	<b>(19,114)</b>	<b>(10,744)</b>	<b>78,965</b>	<b>67,434</b>	<b>11,531</b>	<b>(3,427)</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(82,392)</b>

# Unexpended Budget Report

Wednesday, July 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	2,464	2,318	146	14,806	16,229	(1,423)	27,821	13,015
TH I Reserves Interest	126	83	43	846	583	263	1,000	154
Total Income	2,591	2,402	189	15,652	16,812	(1,160)	28,821	13,169
<b>TOTAL INCOME</b>	<b>2,591</b>	<b>2,402</b>	<b>189</b>	<b>15,652</b>	<b>16,812</b>	<b>(1,160)</b>	<b>28,821</b>	<b>13,169</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH I Building Exterior	0	217	(217)	189	1,517	(1,328)	2,600	2,411
TH I Landscape	433	433	0	3,033	3,033	0	5,200	2,167
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	1,458	(1,458)	2,500	2,500
TH I Painting	0	2,559	(2,559)	0	17,916	(17,916)	30,713	30,713
TH I Roof Replacement	48,680	6,232	42,448	71,911	43,627	28,284	74,789	2,878
TH I Termite Inspection	0	0	0	0	0	0	600	600
Total Operating Expenses	49,113	9,650	39,463	78,513	70,931	7,582	119,782	41,269
Total Operating Expenses	49,113	9,650	39,463	78,513	70,931	7,582	119,782	41,269
<b>TOTAL EXPENSES</b>	<b>49,113</b>	<b>9,650</b>	<b>39,463</b>	<b>78,513</b>	<b>70,931</b>	<b>7,582</b>	<b>119,782</b>	<b>41,269</b>
<b>NET INCOME (LOSS)</b>	<b>(46,523)</b>	<b>(7,248)</b>	<b>(39,274)</b>	<b>(62,861)</b>	<b>(54,119)</b>	<b>(8,742)</b>	<b>(90,961)</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(28,100)</b>

# Unexpended Budget Report

Wednesday, July 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	4,956	5,060	(104)	35,787	35,420	367	60,720	24,933
TH II Reserves Interest	454	267	187	2,918	1,867	1,051	3,200	282
Total Income	5,410	5,327	83	38,705	37,287	1,418	63,920	25,215
<b>TOTAL INCOME</b>	<b>5,410</b>	<b>5,327</b>	<b>83</b>	<b>38,705</b>	<b>37,287</b>	<b>1,418</b>	<b>63,920</b>	<b>25,215</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH II Building Exterior	94	392	(297)	2,959	2,742	217	4,700	1,741
TH II Lansdscape	1,583	1,583	0	11,083	11,083	0	19,000	7,917
TH II Lndspe Non-Contract	0	342	(342)	738	2,392	(1,653)	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	58,341	(58,341)	100,013	100,013
TH II Termite Inspection	0	0	0	0	0	0	2,000	2,000
Total Operating Expenses	1,678	10,651	(8,973)	26,880	86,658	(59,777)	141,913	115,033
Total Operating Expenses	1,678	10,651	(8,973)	26,880	86,658	(59,777)	141,913	115,033
<b>TOTAL EXPENSES</b>	<b>1,678</b>	<b>10,651</b>	<b>(8,973)</b>	<b>26,880</b>	<b>86,658</b>	<b>(59,777)</b>	<b>141,913</b>	<b>115,033</b>
<b>NET INCOME (LOSS)</b>	<b>3,732</b>	<b>(5,324)</b>	<b>9,057</b>	<b>11,825</b>	<b>(49,371)</b>	<b>61,195</b>	<b>(77,993)</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(89,818)</b>

# Unexpended Budget Report

Wednesday, July 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	3,550	3,416	135	24,339	23,909	430	40,986	16,648
Westend Reserves Interest	82	63	20	525	438	88	750	225
Total Income	3,632	3,478	154	24,864	24,346	518	41,736	16,872
<b>TOTAL INCOME</b>	<b>3,632</b>	<b>3,478</b>	<b>154</b>	<b>24,864</b>	<b>24,346</b>	<b>518</b>	<b>41,736</b>	<b>16,872</b>
<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	1,517	(1,475)	2,600	2,558
Westend FA Contract	0	0	0	3,799	4,900	(1,101)	4,900	1,101
Westend FA Electric	105	133	(29)	829	933	(104)	1,600	771
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)	903	292	611	500	(403)
Westend Landscape	529	529	0	3,704	3,704	0	6,350	2,646
Westend Landscape Other	0	250	(250)	0	1,750	(1,750)	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	28,932	3,609	25,322	37,603	25,266	12,337	43,313	5,710
Westend Termite Inspect	0	0	0	0	0	0	800	800
Total Operating Expenses	29,565	4,780	24,785	52,988	44,462	8,526	69,163	16,175
Total Operating Expenses	29,565	4,780	24,785	52,988	44,462	8,526	69,163	16,175
<b>TOTAL EXPENSES</b>	<b>29,565</b>	<b>4,780</b>	<b>24,785</b>	<b>52,988</b>	<b>44,462</b>	<b>8,526</b>	<b>69,163</b>	<b>16,175</b>
<b>NET INCOME (LOSS)</b>	<b>(25,933)</b>	<b>(1,302)</b>	<b>(24,631)</b>	<b>(28,124)</b>	<b>(20,116)</b>	<b>(8,009)</b>	<b>(27,427)</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>697</b>