

# Balance Sheet

Saturday, November 30, 2019

## Alley Annual Assessment

Cash Accounting Year Starts January 1, 2019

### ASSETS

#### Current Assets

Alley CD	\$102,697.55	
Alley Reserves Bank Acc.	\$199,100.12	
SVHOA Operating Account	(\$4,055.23)	
Total Current Assets		\$297,742.44

TOTAL ASSETS \$297,742.44

### EQUITY

Alley Reserve Account		
Alley Reserves	\$170,925.89	
Alley Reserves Interest	\$4,858.70	
Total Alley Reserve Account		\$175,784.59
Current Year Earnings	\$17,474.65	
Retained Earnings	\$104,483.20	

TOTAL EQUITY \$297,742.44

TOTAL LIABILITIES AND EQUITY \$297,742.44

# Balance Sheet

Saturday, November 30, 2019

## Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2019

### ASSETS

#### Current Assets

SVHOA Operating Account

\$2,947.91

Total Current Assets

\$2,947.91

TOTAL ASSETS

\$2,947.91

### EQUITY

Current Year Earnings

\$107.66

Retained Earnings

\$2,840.25

TOTAL EQUITY

\$2,947.91

TOTAL LIABILITIES AND EQUITY

\$2,947.91

# Balance Sheet

Saturday, November 30, 2019

## Highgrove Townhomes

Cash Accounting Year Starts January 1, 2019

### ASSETS

#### Current Assets

HG TH Reserves Bank Acc.	\$99,669.97	
Highgrove TH Reserves CD	\$114,622.40	
SVHOA Operating Account	\$36,522.05	
Total Current Assets		\$250,814.42
TOTAL ASSETS		<u>\$250,814.42</u>

### EQUITY

Highgrove TH Reserve Acc.		
Highgrove Reserves Int	\$3,599.39	
Highgrove TH Reserves	\$141,894.49	
Total Highgrove TH Reserve Acc.		\$145,493.88
Current Year Earnings	\$31,653.23	
Retained Earnings	\$73,667.31	
TOTAL EQUITY		<u>\$250,814.42</u>
TOTAL LIABILITIES AND EQUITY		<u>\$250,814.42</u>

# Balance Sheet

Saturday, November 30, 2019

## Southern Village HOA

Cash Accounting Year Starts January 1, 2019

### ASSETS

General Reserves Account			
General Reserves Bank Acc		\$65,972.13	
	Total General Reserves Account		\$65,972.13
Current Assets			
Reserves CD		\$101,634.79	
SVHOA Operating Account		\$15,636.96	
	Total Current Assets		\$117,271.75
	TOTAL ASSETS		<u>\$183,243.88</u>

### EQUITY

General Reserves Account			
General Reserves		\$165,057.30	
Reserve Interest		\$2,368.82	
	Total General Reserves Account		\$167,426.12
Current Year Earnings		\$38,743.84	
Retained Earnings		(\$22,926.08)	
	TOTAL EQUITY		<u>\$183,243.88</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$183,243.88</u>

# Balance Sheet

Saturday, November 30, 2019

## Townhome I

Cash Accounting Year Starts January 1, 2019

### ASSETS

#### Current Assets

SVHOA Operating Account	\$14,377.32	
TH I Reserve Bank Account	\$47,513.56	
Total Current Assets		\$61,890.88

TOTAL ASSETS		<u>\$61,890.88</u>
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### EQUITY

Current Year Earnings	(\$58,633.55)	
Retained Earnings	\$66,921.74	
TH I Reserve Account		
TH I Reserves	\$52,525.66	
TH I Reserves Interest	\$1,077.03	
Total TH I Reserve Account		\$53,602.69

TOTAL EQUITY		<u>\$61,890.88</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$61,890.88</u>
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# Balance Sheet

Saturday, November 30, 2019

## Townhome II

Cash Accounting Year Starts January 1, 2019

### ASSETS

#### Current Assets

SVHOA Operating Account	\$19,684.91	
TH II Reserve Bank Acc.	\$163,061.56	
Townhome II Reserves CD	\$114,622.40	
Total Current Assets		\$297,368.87

TOTAL ASSETS \$297,368.87

### EQUITY

Current Year Earnings	(\$31,105.68)	
Retained Earnings	\$105,785.59	
TH II Reserve Account		
TH II Reserves	\$218,112.42	
TH II Reserves Interest	\$4,576.54	
Total TH II Reserve Account		\$222,688.96

TOTAL EQUITY \$297,368.87

TOTAL LIABILITIES AND EQUITY \$297,368.87

# Balance Sheet

Saturday, November 30, 2019

## Westend Townhomes

Cash Accounting Year Starts January 1, 2019

### ASSETS

#### Current Assets

SVHOA Operating Account	\$13,969.82	
Westend ReserveBK Account	\$9,261.77	
Total Current Assets		\$23,231.59

TOTAL ASSETS \$23,231.59

### EQUITY

Current Year Earnings	(\$55,456.73)	
Retained Earnings	\$50,729.11	
Westend Reserve Account		
Westend Reserves	\$27,222.77	
Westend Reserves Interest	\$736.44	
Total Westend Reserve Account		\$27,959.21

TOTAL EQUITY \$23,231.59

TOTAL LIABILITIES AND EQUITY \$23,231.59

# Unexpended Budget Report

Saturday, November 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
<b>INCOME</b>								
Income								
Alley Annual Assessment	0	0	0	36,520	36,210	310	36,210	(310)
Alley Reserves Interest	166	167	(1)	4,859	1,833	3,025	2,000	(2,859)
Total Income	166	167	(1)	41,378	38,043	3,335	38,210	(3,168)
<b>TOTAL INCOME</b>	166	167	(1)	41,378	38,043	3,335	38,210	(3,168)
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Alley Landscaping	0	83	(83)	1,695	917	778	1,000	(695)
Alley Maintenance/Repairs	0	0	0	14,850	10,000	4,850	10,000	(4,850)
Alley Management	0	0	0	2,500	2,500	0	2,500	0
Total Operating Expenses	0	83	(83)	19,045	13,417	5,628	13,500	(5,545)
Total Operating Expenses	0	83	(83)	19,045	13,417	5,628	13,500	(5,545)
<b>TOTAL EXPENSES</b>	0	83	(83)	19,045	13,417	5,628	13,500	(5,545)
<b>NET INCOME (LOSS)</b>	166	83	82	22,333	24,627	(2,293)	24,710	
<b>UNEXPENDED (OVER EXPENDED)</b>								2,377

# Unexpended Budget Report

Saturday, November 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>	0	0	0	5,000	5,000	0	5,000	0
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Courtyard Landscape	0	292	(292)	2,881	3,208	(327)	3,500	619
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	0	292	(292)	4,892	5,219	(327)	5,511	619
Total Operating Expenses	0	292	(292)	4,892	5,219	(327)	5,511	619
<b>TOTAL EXPENSES</b>	0	292	(292)	4,892	5,219	(327)	5,511	619
<b>NET INCOME (LOSS)</b>		(292)	292	108	(219)	327	(511)	
<b>UNEXPENDED (OVER EXPENDED)</b>								(619)

# Unexpended Budget Report

Saturday, November 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	6,739	6,900	(161)	76,483	75,900	583	82,800	6,317
Highgrove Reserves Int	321	200	121	3,599	2,200	1,399	2,400	(1,199)
Total Income	7,060	7,100	(40)	80,083	78,100	1,983	85,200	5,117
<b>TOTAL INCOME</b>	<b>7,060</b>	<b>7,100</b>	<b>(40)</b>	<b>80,083</b>	<b>78,100</b>	<b>1,983</b>	<b>85,200</b>	<b>5,117</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Highgrove Build Exterior	2,882	792	2,090	8,323	8,708	(385)	9,500	1,177
Highgrove FA Contract	0	0	0	7,200	7,200	0	7,200	0
Highgrove FA Electric	307	133	174	1,884	1,467	418	1,600	(284)
Highgrove FA Inspections	0	0	0	930	950	(20)	950	20
Highgrove FA Phone	0	0	0	(367)	0	(367)	0	367
Highgrove FA Repairs	0	83	(83)	189	917	(728)	1,000	811
Highgrove Irrigation Rprs	0	167	(167)	1,869	1,833	36	2,000	131
Highgrove Landscape	0	983	(983)	9,833	10,817	(983)	11,800	1,967
Highgrove Landscape Other	0	208	(208)	100	2,292	(2,192)	2,500	2,400
Highgrove Management Fee	0	0	0	9,200	9,200	0	9,200	0
Highgrove Misc.	0	42	(42)	0	458	(458)	500	500
Highgrove Mulch	0	0	0	1,610	1,610	0	1,610	0
Highgrove Painting	0	7,022	(7,022)	0	77,241	(77,241)	84,263	84,263
Highgrove Termite Inspect	0	0	0	1,680	1,730	(50)	1,730	50
Highgrove Water & Sewer	555	300	255	2,378	3,300	(922)	3,600	1,222
Total Operating Expenses	3,744	9,730	(5,986)	44,830	127,723	(82,893)	137,453	92,623
Total Operating Expenses	3,744	9,730	(5,986)	44,830	127,723	(82,893)	137,453	92,623
<b>TOTAL EXPENSES</b>	<b>3,744</b>	<b>9,730</b>	<b>(5,986)</b>	<b>44,830</b>	<b>127,723</b>	<b>(82,893)</b>	<b>137,453</b>	<b>92,623</b>
<b>NET INCOME (LOSS)</b>	<b>3,316</b>	<b>(2,630)</b>	<b>5,946</b>	<b>35,253</b>	<b>(49,623)</b>	<b>84,875</b>	<b>(52,253)</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(87,506)</b>

# Unexpended Budget Report

Saturday, November 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	0	0	0	211,938	212,480	(542)	212,480	542
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	100	0	100	3,385	3,500	(115)	3,500	115
NSF Fee	0	0	0	20	0	20	0	(20)
Other income	0	0	0	2,783	2,200	583	2,200	(583)
Reserve Interest	55	108	(53)	2,369	1,192	1,177	1,300	(1,069)
Total Income	155	108	47	251,482	249,360	2,122	249,468	(2,014)
TOTAL INCOME	155	108	47	251,482	249,360	2,122	249,468	(2,014)
<b>EXPENSES</b>								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Common Area/Pond Imprvmts	400	1,400	(1,000)	31,805	32,175	(370)	33,300	1,495
Landscape	0	4,117	(4,117)	41,150	45,283	(4,133)	49,400	8,250
Mulch All Areas	0	0	0	8,980	9,000	(20)	9,000	20
Parks	1,004	900	104	17,516	18,200	(684)	19,100	1,584
Pond Care Contract	816	429	387	3,672	4,721	(1,049)	5,150	1,478
Pond- Major Maintenance	0	417	(417)	4,488	4,583	(95)	5,000	512
Trees (Maintenance)	9,625	2,363	7,263	21,629	25,988	(4,359)	28,350	6,721
Total Maintenance Expenses	11,845	9,625	2,220	129,240	139,950	(10,710)	149,300	20,060
Total Maintenance Expenses	11,845	9,625	2,220	129,240	139,950	(10,710)	149,300	20,060
Electric	216	271	(55)	2,400	2,979	(579)	3,250	850
Market Street Events	0	0	0	7,500	7,500	0	7,500	0
NC Symphony Donation	0	0	0	2,500	5,000	(2,500)	5,000	2,500
Other/ Contingency	0	250	(250)	257	2,750	(2,493)	3,000	2,743
Storm Water Charge	0	0	0	1,364	1,365	(1)	1,365	1
SV Charity Events	0	0	0	150	0	150	0	(150)
Trash Cans (Wkly Service)	0	750	(750)	7,790	8,250	(460)	9,000	1,210
Trees (Grinding/Replace)	0	1,133	(1,133)	8,100	12,467	(4,367)	13,600	5,500

# Unexpended Budget Report

Saturday, November 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>								
Expenses (Continued)								
Water & Sewer Common Area	680	515	165	3,953	5,665	(1,712)	6,180	2,227
Total Operating Expenses	12,741	12,544	197	163,254	185,926	(22,672)	198,195	34,941
<b>SVHOA Administration</b>								
Admin Misc. & Bank Fees	17	42	(25)	236	458	(223)	500	264
Audit	0	0	0	0	2,500	(2,500)	2,500	2,500
Insurance	0	0	0	7,676	8,800	(1,124)	8,800	1,124
Legal	0	150	(150)	2,690	1,650	1,040	1,800	(890)
Management Contract Fee	0	0	0	34,850	34,850	0	34,850	0
Printing & Postage	495	0	495	1,663	3,500	(1,837)	4,000	2,337
Tax Return Preparation	0	0	0	0	250	(250)	250	250
Website	0	167	(167)	0	1,833	(1,833)	2,000	2,000
Total SVHOA Administration	512	358	154	47,115	53,842	(6,727)	54,700	7,585
<b>TOTAL EXPENSES</b>	13,253	12,903	350	210,369	239,768	(29,399)	252,895	42,526
<b>NET INCOME (LOSS)</b>	(13,098)	(12,794)	(304)	41,113	9,592	31,521	(3,427)	
<b>UNEXPENDED (OVER EXPENDED)</b>								(44,540)

# Unexpended Budget Report

Saturday, November 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	2,300	2,318	(19)	23,569	25,503	(1,933)	27,821	4,252
TH I Reserves Interest	40	83	(44)	1,077	917	160	1,000	(77)
Total Income	2,339	2,402	(63)	24,646	26,419	(1,773)	28,821	4,175
<b>TOTAL INCOME</b>	<b>2,339</b>	<b>2,402</b>	<b>(63)</b>	<b>24,646</b>	<b>26,419</b>	<b>(1,773)</b>	<b>28,821</b>	<b>4,175</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH I Building Exterior	0	217	(217)	189	2,383	(2,195)	2,600	2,411
TH I Landscape	0	433	(433)	4,333	4,767	(433)	5,200	867
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	1,830	208	1,622	1,830	2,292	(462)	2,500	670
TH I Painting	0	2,559	(2,559)	0	28,154	(28,154)	30,713	30,713
TH I Roof Replacement	0	6,232	(6,232)	71,911	68,557	3,354	74,789	2,878
TH I Termite Inspection	0	0	0	560	600	(40)	600	40
Total Operating Expenses	1,830	9,650	(7,820)	82,203	110,132	(27,929)	119,782	37,579
Total Operating Expenses	1,830	9,650	(7,820)	82,203	110,132	(27,929)	119,782	37,579
<b>TOTAL EXPENSES</b>	<b>1,830</b>	<b>9,650</b>	<b>(7,820)</b>	<b>82,203</b>	<b>110,132</b>	<b>(27,929)</b>	<b>119,782</b>	<b>37,579</b>
<b>NET INCOME (LOSS)</b>	<b>509</b>	<b>(7,248)</b>	<b>7,758</b>	<b>(57,557)</b>	<b>(83,713)</b>	<b>26,156</b>	<b>(90,961)</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(33,404)</b>

# Unexpended Budget Report

Saturday, November 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	4,423	5,060	(637)	56,126	55,660	466	60,720	4,594
TH II Reserves Interest	374	267	107	4,577	2,933	1,643	3,200	(1,377)
Total Income	4,797	5,327	(530)	60,703	58,593	2,109	63,920	3,217
<b>TOTAL INCOME</b>	<b>4,797</b>	<b>5,327</b>	<b>(530)</b>	<b>60,703</b>	<b>58,593</b>	<b>2,109</b>	<b>63,920</b>	<b>3,217</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH II Building Exterior	934	392	542	6,450	4,308	2,142	4,700	(1,750)
TH II Lansdscape	0	1,583	(1,583)	15,833	17,417	(1,583)	19,000	3,167
TH II Lndspe Non-Contract	0	342	(342)	738	3,758	(3,020)	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	91,679	(91,679)	100,013	100,013
TH II Roof Replacement	0	0	0	50,185	0	50,185	0	(50,185)
TH II Termite Inspection	0	0	0	1,925	2,000	(75)	2,000	75
Total Operating Expenses	934	10,651	(9,717)	87,232	131,262	(44,030)	141,913	54,681
Total Operating Expenses	934	10,651	(9,717)	87,232	131,262	(44,030)	141,913	54,681
<b>TOTAL EXPENSES</b>	<b>934</b>	<b>10,651</b>	<b>(9,717)</b>	<b>87,232</b>	<b>131,262</b>	<b>(44,030)</b>	<b>141,913</b>	<b>54,681</b>
<b>NET INCOME (LOSS)</b>	<b>3,863</b>	<b>(5,324)</b>	<b>9,187</b>	<b>(26,529)</b>	<b>(72,669)</b>	<b>46,139</b>	<b>(77,993)</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(51,464)</b>

# Unexpended Budget Report

Saturday, November 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	2,950	3,416	(466)	37,068	37,571	(503)	40,986	3,918
Westend Reserves Interest	8	63	(55)	736	688	49	750	14
Total Income	2,957	3,478	(521)	37,804	38,258	(454)	41,736	3,932
TOTAL INCOME	2,957	3,478	(521)	37,804	38,258	(454)	41,736	3,932
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Westend Bank Service Fee	0	0	0	(5)	0	(5)	0	5
Westend Building Exterior	52	217	(164)	2,588	2,383	205	2,600	12
Westend FA Contract	0	0	0	4,918	4,900	18	4,900	(18)
Westend FA Electric	140	133	6	1,706	1,467	239	1,600	(106)
Westend FA Inspections	0	0	0	1,045	700	345	700	(345)
Westend FA Phone	0	0	0	12	0	12	0	(12)
Westend FA Repairs	0	42	(42)	997	458	539	500	(497)
Westend Landscape	0	529	(529)	5,292	5,821	(529)	6,350	1,058
Westend Landscape Other	810	250	560	1,310	2,750	(1,440)	3,000	1,690
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	0	3,609	(3,609)	68,492	39,704	28,788	43,313	(25,179)
Westend Termite Inspect	0	0	0	770	800	(30)	800	30
Total Operating Expenses	1,002	4,780	(3,778)	92,525	64,383	28,142	69,163	(23,362)
Total Operating Expenses	1,002	4,780	(3,778)	92,525	64,383	28,142	69,163	(23,362)
TOTAL EXPENSES	1,002	4,780	(3,778)	92,525	64,383	28,142	69,163	(23,362)
NET INCOME (LOSS)	1,955	(1,302)	3,258	(54,720)	(26,125)	(28,596)	(27,427)	
<b>UNEXPENDED (OVER EXPENDED)</b>								27,293