

Balance Sheet

Sunday, July 31, 2016

Alley Annual Assessment

Cash Accounting Year Starts January 1, 2016

ASSETS

Current Assets

Alley Reserves Bank Acc.	\$201,639.40	
SVHOA Operating Account	\$29,131.12	
Total Current Assets		\$230,770.52
TOTAL ASSETS		<u>\$230,770.52</u>

EQUITY

Alley Reserve Account		
Alley Reserves	\$170,925.89	
Alley Reserves Interest	\$227.51	
Total Alley Reserve Account		\$171,153.40
Current Year Earnings	\$28,210.00	
Retained Earnings	\$31,407.12	
TOTAL EQUITY		<u>\$230,770.52</u>
TOTAL LIABILITIES AND EQUITY		<u>\$230,770.52</u>

Balance Sheet

Sunday, July 31, 2016

Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2016

ASSETS

Current Assets

SVHOA Operating Account

\$6,832.25

Total Current Assets

\$6,832.25

TOTAL ASSETS

\$6,832.25

EQUITY

Current Year Earnings

\$2,572.00

Retained Earnings

\$4,260.25

TOTAL EQUITY

\$6,832.25

TOTAL LIABILITIES AND EQUITY

\$6,832.25

Balance Sheet

Sunday, July 31, 2016

Highgrove Townhomes

Cash Accounting Year Starts January 1, 2016

ASSETS

Current Assets

HG TH Reserves Bank Acc.	\$36,959.21	
Highgrove TH Reserves CD	\$109,968.70	
SVHOA Operating Account	\$25,816.81	
Total Current Assets		\$172,744.72
TOTAL ASSETS		<u>\$172,744.72</u>

EQUITY

Highgrove TH Reserve Acc.		
HG Reserve Interest	\$319.78	
Highgrove TH Reserves	\$141,814.65	
Total Highgrove TH Reserve Acc.		\$142,134.43
Current Year Earnings	\$17,890.84	
Retained Earnings	\$12,719.45	
TOTAL EQUITY		<u>\$172,744.72</u>
TOTAL LIABILITIES AND EQUITY		<u>\$172,744.72</u>

Balance Sheet

Sunday, July 31, 2016

Southern Village HOA

Cash Accounting Year Starts January 1, 2016

ASSETS

General Reserves Account			
General Reserves Bank Acc		\$93,407.16	
	Total General Reserves Account		\$93,407.16
Current Assets			
SVHOA Operating Account		\$86,681.87	
	Total Current Assets		\$86,681.87
	TOTAL ASSETS		<u>\$180,089.03</u>

EQUITY

General Reserves Account			
General Reserves		\$158,296.42	
Reserve Interest		\$110.74	
	Total General Reserves Account		\$158,407.16
Current Year Earnings		\$45,534.83	
Retained Earnings		(\$23,852.96)	
	TOTAL EQUITY		<u>\$180,089.03</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$180,089.03</u>

Balance Sheet

Sunday, July 31, 2016

Townhome I

Cash Accounting Year Starts January 1, 2016

ASSETS

Current Assets

SVHOA Operating Account	\$15,117.99	
TH I Reserve Bank Account	\$68,628.52	
Total Current Assets		\$83,746.51

TOTAL ASSETS		<u>\$83,746.51</u>
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EQUITY

Current Year Earnings	\$7,757.00	
Retained Earnings	\$23,387.84	
TH I Reserve Account		
TH I Reserves	\$52,525.66	
TH I Reserves Interest	\$76.01	
Total TH I Reserve Account		\$52,601.67

TOTAL EQUITY		<u>\$83,746.51</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$83,746.51</u>
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Balance Sheet

Sunday, July 31, 2016

Townhome II

Cash Accounting Year Starts January 1, 2016

ASSETS

Current Assets

SVHOA Operating Account	\$24,239.32	
TH II Reserve Bank Acc.	\$135,879.83	
Townhome II Reserves CD	\$109,968.70	
Total Current Assets		\$270,087.85

TOTAL ASSETS		<u>\$270,087.85</u>
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EQUITY

Current Year Earnings	\$8,890.00	
Retained Earnings	\$42,687.39	
TH II Reserve Account		
TH II Reserves	\$218,112.42	
TH II Reserves Interest	\$398.04	
Total TH II Reserve Account		\$218,510.46

TOTAL EQUITY		<u>\$270,087.85</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$270,087.85</u>
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Balance Sheet

Sunday, July 31, 2016

Westend Townhomes

Cash Accounting Year Starts January 1, 2016

ASSETS

Current Assets

SVHOA Operating Account	\$10,519.84	
Westend ReserveBK Account	\$44,321.52	
Total Current Assets		\$54,841.36

TOTAL ASSETS		<u>\$54,841.36</u>
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EQUITY

Current Year Earnings	\$9,023.82	
Retained Earnings	\$18,362.71	
Westend Reserve Account		
Westend Reserves	\$27,419.24	
Westend Reserves Interest	\$35.59	
Total Westend Reserve Account		\$27,454.83

TOTAL EQUITY		<u>\$54,841.36</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$54,841.36</u>
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Unexpended Budget Report

Sunday, July 31, 2016

2016 Alleyways Budget

Alley Annual Assessment Cash Accounting Year Starts January 1, 2016

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Alley Annual Assessment	255	0	255	36,535	36,210	325	36,210	(325)
Alley Reserves Interest	34	0	34	228	0	228	0	(228)
Total Income	289	0	289	36,763	36,210	553	36,210	(553)
TOTAL INCOME	289	0	289	36,763	36,210	553	36,210	(553)
EXPENSES								
Expenses								
Operating Expenses								
Alley Management	0	0	0	1,200	1,200	0	1,200	0
Alley Repairs/Seal Coat	0	0	0	6,325	5,000	1,325	5,000	(1,325)
Alleyways Reserve Study	0	0	0	800	0	800	0	(800)
Total Operating Expenses	0	0	0	8,325	6,200	2,125	6,200	(2,125)
Total Operating Expenses	0	0	0	8,325	6,200	2,125	6,200	(2,125)
TOTAL EXPENSES	0	0	0	8,325	6,200	2,125	6,200	(2,125)
NET INCOME (LOSS)	289		289	28,438	30,010	(1,572)	30,010	
UNEXPENDED (OVER EXPENDED)								1,572

Unexpended Budget Report

Sunday, July 31, 2016

2016 Courtyard Budget

Courtyard Annual Dues Cash Accounting Year Starts January 1, 2016

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Courtyard Assessment	0	0	0	7,000	7,000	0	7,000	0
Total Income	0	0	0	7,000	7,000	0	7,000	0
TOTAL INCOME	0	0	0	7,000	7,000	0	7,000	0
EXPENSES								
Expenses								
Operating Expenses								
Courtyard Landscape	323	323	0	1,938	2,261	(323)	3,876	1,938
Courtyard Maintenance	0	0	0	90	90	0	124	34
Courtyard Managment Fee	0	0	0	600	600	0	600	0
Courtyard Mulch	0	0	0	1,800	1,800	0	2,400	600
Total Operating Expenses	323	323	0	4,428	4,751	(323)	7,000	2,572
Total Operating Expenses	323	323	0	4,428	4,751	(323)	7,000	2,572
TOTAL EXPENSES	323	323	0	4,428	4,751	(323)	7,000	2,572
NET INCOME (LOSS)	(323)	(323)		2,572	2,249	323		
UNEXPENDED (OVER EXPENDED)								(2,572)

Unexpended Budget Report

Sunday, July 31, 2016

2016 Highgrove Townhomes Budget

Highgrove Townhomes Cash Accounting Year Starts January 1, 2016

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
HG Reserve Interest	45	0	45	320	0	320	0	(320)
HG TH Monthly Assessment	4,995	6,000	(1,005)	43,161	42,000	1,161	72,000	28,839
Total Income	5,040	6,000	(960)	43,481	42,000	1,481	72,000	28,519
TOTAL INCOME	5,040	6,000	(960)	43,481	42,000	1,481	72,000	28,519
EXPENSES								
Expenses								
Operating Expenses								
HG Landscape Non Contract	1,450	500	950	1,450	1,500	(50)	2,000	550
HG TH Reserve Study	0	0	0	950	0	950	0	(950)
Highgrove Build Exterior	990	667	323	4,275	4,667	(392)	8,000	3,725
Highgrove FA Contract	508	508	0	1,187	1,685	(498)	1,980	793
Highgrove FA Electric	102	175	(73)	888	1,225	(337)	2,100	1,212
Highgrove FA Inspections	0	0	0	0	0	0	1,010	1,010
Highgrove FA Phone	362	483	(121)	3,263	3,175	88	5,590	2,327
Highgrove Landscape	810	810	0	4,860	5,670	(810)	9,720	4,860
Highgrove Management Fee	0	0	0	7,500	7,500	0	7,500	0
Highgrove Mulch	0	0	0	0	0	0	2,000	2,000
Highgrove Print & Postage	0	0	0	0	0	0	275	275
Highgrove Termite Inspect	0	0	0	0	0	0	1,680	1,680
Highgrove Water & Sewer	264	265	(1)	897	1,363	(466)	6,400	5,503
Total Operating Expenses	4,487	3,408	1,079	25,270	26,785	(1,515)	48,255	22,985
Total Operating Expenses	4,487	3,408	1,079	25,270	26,785	(1,515)	48,255	22,985
TOTAL EXPENSES	4,487	3,408	1,079	25,270	26,785	(1,515)	48,255	22,985
NET INCOME (LOSS)	553	2,592	(2,039)	18,211	15,215	2,996	23,745	
UNEXPENDED (OVER EXPENDED)								5,534

Unexpended Budget Report

Sunday, July 31, 2016

2016 SVHOA Budget

Southern Village HOA Cash Accounting Year Starts January 1, 2016

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Annual Assessment	1,380	0	1,380	180,578	182,600	(2,022)	182,600	2,022
Assessment Class III	0	0	0	550	550	0	550	0
Assessment Sub-Associat.	0	0	0	17,250	17,250	0	17,250	0
Assessment SV Apartments	0	0	0	3,675	3,675	0	3,675	0
Late Fee Income	280	0	280	3,512	0	3,512	2,000	(1,512)
NSF Fee	0	0	0	24	0	24	0	(24)
Other income	0	0	0	1,260	1,260	0	1,640	380
Reserve Interest	16	30	(14)	111	210	(99)	360	249
Total Income	1,676	30	1,646	206,960	205,545	1,415	208,075	1,115
TOTAL INCOME	1,676	30	1,646	206,960	205,545	1,415	208,075	1,115
EXPENSES								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Landscape	3,547	3,443	104	24,829	24,101	728	41,316	16,487
Mulch All Areas	0	0	0	6,540	6,500	40	8,000	1,460
Parks	2,941	4,000	(1,059)	10,833	10,000	833	12,000	1,167
Pond Care Contract	0	0	0	2,400	2,500	(100)	5,000	2,600
Trees (Street Care)	7,147	7,150	(4)	44,821	43,800	1,021	57,000	12,180
Total Maintenance Expenses	13,635	14,593	(958)	89,423	86,901	2,522	123,316	33,893
Total Maintenance Expenses	13,635	14,593	(958)	89,423	86,901	2,522	123,316	33,893
Electric	232	243	(11)	1,657	1,697	(40)	2,900	1,243
Market Street Events	0	0	0	10,000	10,000	0	10,000	0
Misc.	(410)	0	(410)	110	100	10	179	69
NC Symphony Donation	0	0	0	2,500	2,500	0	2,500	0
Police Substation	0	0	0	5,000	5,000	0	5,000	0
Storm Water Charge	0	0	0	0	0	0	1,050	1,050
SV Charity Events	0	0	0	0	0	0	400	400
Trash Cans (Wkly Service)	750	750	0	4,650	4,650	0	7,800	3,150
Water & Sewer Common Area	215	300	(85)	603	1,100	(497)	4,300	3,697

Unexpended Budget Report

Sunday, July 31, 2016

2016 SVHOA Budget (Continued)

Southern Village HOA Cash Accounting Year Starts January 1, 2016

		Month To Date			Year To Date			Annual Budget	
		Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)									
	Total Operating Expenses	14,421	15,886	(1,465)	113,943	111,948	1,995	157,445	43,502
SVHOA Administration									
	Admin Misc. & Bank Fees	20	50	(30)	256	325	(69)	1,000	744
	Insurance	3,143	3,000	143	3,860	4,195	(335)	4,800	940
	Legal	699	700	(1)	1,227	2,800	(1,573)	3,000	1,773
	Management Contract Fee	0	0	0	36,200	36,200	0	36,200	0
	Printing & Postage	0	0	0	3,269	2,500	769	2,500	(769)
	Reserve Study	0	0	0	800	0	800	0	(800)
	Tax Return Preparation	0	0	0	640	630	10	630	(10)
	Website	180	180	0	1,120	1,220	(100)	2,500	1,380
	Total SVHOA Administration	4,042	3,930	112	47,372	47,870	(499)	50,630	3,259
	TOTAL EXPENSES	18,463	19,816	(1,353)	161,314	159,818	1,496	208,075	46,761
	NET INCOME (LOSS)	(16,787)	(19,786)	2,999	45,646	45,727	(81)		
	UNEXPENDED (OVER EXPENDED)								(45,646)

Unexpended Budget Report

Sunday, July 31, 2016

2016 Townhome 1 Budget

Townhome I Cash Accounting Year Starts January 1, 2016

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
TH I Reserves Interest	12	0	12	76	0	76	0	(76)
Townhome I Assessment	1,612	2,016	(404)	15,294	14,112	1,182	24,192	8,898
Total Income	1,624	2,016	(392)	15,370	14,112	1,258	24,192	8,822
TOTAL INCOME	1,624	2,016	(392)	15,370	14,112	1,258	24,192	8,822
EXPENSES								
Expenses								
Operating Expenses								
TH I Building Exterior	0	168	(168)	580	1,168	(588)	2,000	1,420
TH I Gutter Cleaning	0	0	0	0	0	0	400	400
TH I Landscape	352	352	0	2,112	2,464	(352)	4,250	2,138
TH I Management	0	0	0	2,500	2,500	0	2,500	0
TH I Mulch	0	0	0	1,350	1,200	150	1,200	(150)
TH I NonContract Landscap	245	245	0	245	245	0	800	555
TH I Printing & Postage	0	0	0	0	35	(35)	160	160
TH I Reserve Study	0	0	0	750	0	750	0	(750)
TH I Termite Inspection	0	0	0	0	0	0	560	560
Total Operating Expenses	597	765	(168)	7,537	7,612	(75)	11,870	4,333
Total Operating Expenses	597	765	(168)	7,537	7,612	(75)	11,870	4,333
TOTAL EXPENSES	597	765	(168)	7,537	7,612	(75)	11,870	4,333
NET INCOME (LOSS)	1,027	1,251	(224)	7,833	6,500	1,333	12,322	
UNEXPENDED (OVER EXPENDED)								4,489

Unexpended Budget Report

Sunday, July 31, 2016

2016 Townhome II Budget

Townhome II Cash Accounting Year Starts January 1, 2016

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
TH II Monthly Assessment	3,230	4,400	(1,170)	29,580	30,800	(1,220)	52,800	23,220
TH II Reserves Interest	64	0	64	398	0	398	0	(398)
Total Income	3,294	4,400	(1,106)	29,978	30,800	(822)	52,800	22,822
TOTAL INCOME	3,294	4,400	(1,106)	29,978	30,800	(822)	52,800	22,822
EXPENSES								
Expenses								
Operating Expenses								
TH II Building Exterior	0	500	(500)	90	3,500	(3,410)	6,000	5,910
TH II Lansdscape	900	900	0	5,400	6,300	(900)	10,800	5,400
TH II Lndspe Non-Contract	0	250	(250)	0	1,750	(1,750)	3,000	3,000
TH II Management	0	0	0	8,500	8,500	0	8,500	0
TH II Mulch	0	0	0	5,400	4,800	600	4,800	(600)
TH II Printing & Postage	0	0	0	0	50	(50)	300	300
TH II Reserve Study	0	0	0	1,300	0	1,300	0	(1,300)
TH II Termite Inspection	0	0	0	0	0	0	1,925	1,925
Total Operating Expenses	900	1,650	(750)	20,690	24,900	(4,210)	35,325	14,635
Total Operating Expenses	900	1,650	(750)	20,690	24,900	(4,210)	35,325	14,635
TOTAL EXPENSES	900	1,650	(750)	20,690	24,900	(4,210)	35,325	14,635
NET INCOME (LOSS)	2,394	2,750	(356)	9,288	5,900	3,388	17,475	
UNEXPENDED (OVER EXPENDED)								8,187

Unexpended Budget Report

Sunday, July 31, 2016

2016 Westend Townhomes Budget

Westend Townhomes Cash Accounting Year Starts January 1, 2016

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Westend Reserves Interest	6	0	6	36	0	36	0	(36)
Westend Townhomes	2,835	2,970	(135)	21,455	20,790	665	35,640	14,185
Total Income	2,841	2,970	(129)	21,491	20,790	701	35,640	14,149
EXPENSES								
Expenses								
Operating Expenses								
WE TH Landsape-NonContract	511	295	216	966	750	216	750	(216)
Westend Building Exterior	0	418	(418)	95	2,918	(2,823)	5,000	4,905
Westend FA Contract	306	0	306	2,096	1,100	996	1,100	(996)
Westend FA Electric	51	93	(42)	572	643	(71)	1,100	528
Westend FA Inspections	0	0	0	0	0	0	510	510
Westend FA Phone	362	234	128	1,812	1,634	178	2,800	988
Westend Landscape	440	440	0	2,640	3,080	(440)	5,280	2,640
Westend Management	0	0	0	3,500	3,500	0	3,500	0
Westend Mulch	0	0	0	0	0	0	1,600	1,600
Westend Reserve Study	0	0	0	750	0	750	0	(750)
Westend Termite Inspect	0	0	0	0	0	0	770	770
Westnd Printing & Postage	0	0	0	0	0	0	150	150
Total Operating Expenses	1,670	1,480	190	12,431	13,625	(1,194)	22,560	10,129
Total Operating Expenses	1,670	1,480	190	12,431	13,625	(1,194)	22,560	10,129
TOTAL EXPENSES	1,670	1,480	190	12,431	13,625	(1,194)	22,560	10,129
NET INCOME (LOSS)	1,170	1,490	(320)	9,059	7,165	1,894	13,080	
UNEXPENDED (OVER EXPENDED)								4,021