

# Balance Sheet

Tuesday, January 31, 2017

## Alley Annual Assessment

Cash Accounting Year Starts January 1, 2017

### ASSETS

#### Current Assets

Alley Reserves Bank Acc.	\$201,842.80	
SVHOA Operating Account	\$43,061.12	
Total Current Assets		\$244,903.92

TOTAL ASSETS \$244,903.92

### EQUITY

#### Alley Reserve Account

Alley Reserves	\$170,925.89	
Alley Reserves Interest	\$34.28	
Total Alley Reserve Account		\$170,960.17

Current Year Earnings	\$13,410.00	
Retained Earnings	\$60,533.75	

TOTAL EQUITY \$244,903.92

TOTAL LIABILITIES AND EQUITY \$244,903.92

# Balance Sheet

Tuesday, January 31, 2017

## Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2017

### ASSETS

#### Current Assets

SVHOA Operating Account

	\$4,971.25	
Total Current Assets		\$4,971.25

TOTAL ASSETS		<u>\$4,971.25</u>
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### EQUITY

Current Year Earnings

\$77.00

Retained Earnings

\$4,894.25

TOTAL EQUITY		<u>\$4,971.25</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$4,971.25</u>
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# Balance Sheet

Tuesday, January 31, 2017

## Highgrove Townhomes

Cash Accounting Year Starts January 1, 2017

### ASSETS

#### Current Assets

HG TH Reserves Bank Acc.	\$36,987.16	
Highgrove TH Reserves CD	\$110,218.39	
SVHOA Operating Account	\$29,658.79	
Total Current Assets		\$176,864.34
TOTAL ASSETS		<u>\$176,864.34</u>

### EQUITY

Highgrove TH Reserve Acc.		
HG Reserve Interest	\$46.81	
Highgrove TH Reserves	\$141,814.65	
Total Highgrove TH Reserve Acc.		\$141,861.46
Current Year Earnings	(\$2,205.60)	
Retained Earnings	\$37,208.48	
TOTAL EQUITY		<u>\$176,864.34</u>
TOTAL LIABILITIES AND EQUITY		<u>\$176,864.34</u>

# Balance Sheet

Tuesday, January 31, 2017

## Southern Village HOA

Cash Accounting Year Starts January 1, 2017

### ASSETS

General Reserves Account			
General Reserves Bank Acc		\$93,501.38	
	Total General Reserves Account		\$93,501.38
Current Assets			
SVHOA Operating Account		\$68,963.81	
	Total Current Assets		\$68,963.81
	TOTAL ASSETS		<u>\$162,465.19</u>

### EQUITY

General Reserves Account			
General Reserves		\$158,296.42	
Reserve Interest		\$15.88	
	Total General Reserves Account		\$158,312.30
Current Year Earnings		\$38,455.20	
Retained Earnings		(\$34,302.31)	
	TOTAL EQUITY		<u>\$162,465.19</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$162,465.19</u>

# Balance Sheet

Tuesday, January 31, 2017

## Townhome I

Cash Accounting Year Starts January 1, 2017

### ASSETS

#### Current Assets

SVHOA Operating Account	\$22,069.99	
TH I Reserve Bank Account	\$68,697.75	
Total Current Assets		\$90,767.74

TOTAL ASSETS		<u>\$90,767.74</u>
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### EQUITY

Current Year Earnings	\$1,088.00	
Retained Earnings	\$37,142.41	
TH I Reserve Account		
TH I Reserves	\$52,525.66	
TH I Reserves Interest	\$11.67	
Total TH I Reserve Account		\$52,537.33

TOTAL EQUITY		<u>\$90,767.74</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$90,767.74</u>
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# Balance Sheet

Tuesday, January 31, 2017

## Townhome II

Cash Accounting Year Starts January 1, 2017

### ASSETS

#### Current Assets

SVHOA Operating Account	\$33,617.32	
TH II Reserve Bank Acc.	\$136,016.90	
Townhome II Reserves CD	\$110,218.39	
Total Current Assets		\$279,852.61

TOTAL ASSETS \$279,852.61

### EQUITY

Current Year Earnings	(\$3,815.00)	
Retained Earnings	\$65,489.98	
TH II Reserve Account		
TH II Reserves	\$218,112.42	
TH II Reserves Interest	\$65.21	
Total TH II Reserve Account		\$218,177.63

TOTAL EQUITY \$279,852.61

TOTAL LIABILITIES AND EQUITY \$279,852.61

# Balance Sheet

Tuesday, January 31, 2017

## Westend Townhomes

Cash Accounting Year Starts January 1, 2017

### ASSETS

#### Current Assets

SVHOA Operating Account	\$14,622.18	
Westend ReserveBK Account	\$44,355.05	
Total Current Assets		\$58,977.23

TOTAL ASSETS \$58,977.23

### EQUITY

Current Year Earnings	(\$620.24)	
Retained Earnings	\$32,172.58	
Westend Reserve Account		
Westend Reserves	\$27,424.89	
Total Westend Reserve Account		\$27,424.89

TOTAL EQUITY \$58,977.23

TOTAL LIABILITIES AND EQUITY \$58,977.23

# Unexpended Budget Report

Tuesday, January 31, 2017

## 2017 Alleyways Budget

Alley Annual Assessment Cash Accounting Year Starts January 1, 2017

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Alley Annual Assessment	14,610	15,000	(390)	14,610	15,000	(390)	36,210	21,600
Alley Reserves Interest	34	30	4	34	30	4	360	326
Total Income	14,644	15,030	(386)	14,644	15,030	(386)	36,570	21,926
TOTAL INCOME	14,644	15,030	(386)	14,644	15,030	(386)	36,570	21,926
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Alley Management	1,200	1,200	0	1,200	1,200	0	1,200	0
Alley Repairs/Seal Coat	0	0	0	0	0	0	19,750	19,750
Total Operating Expenses	1,200	1,200	0	1,200	1,200	0	20,950	19,750
Total Operating Expenses	1,200	1,200	0	1,200	1,200	0	20,950	19,750
TOTAL EXPENSES	1,200	1,200	0	1,200	1,200	0	20,950	19,750
NET INCOME (LOSS)	13,444	13,830	(386)	13,444	13,830	(386)	15,620	
<b>UNEXPENDED (OVER EXPENDED)</b>								2,176



# Unexpended Budget Report

Tuesday, January 31, 2017

## 2017 Courtyard Budget

Courtyard Annual Dues Cash Accounting Year Starts January 1, 2017

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Courtyard Assessment	1,000	2,500	(1,500)	1,000	2,500	(1,500)	7,000	6,000
Total Income	1,000	2,500	(1,500)	1,000	2,500	(1,500)	7,000	6,000
<b>TOTAL INCOME</b>	<b>1,000</b>	<b>2,500</b>	<b>(1,500)</b>	<b>1,000</b>	<b>2,500</b>	<b>(1,500)</b>	<b>7,000</b>	<b>6,000</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Courtyard Landscape	323	323	0	323	323	0	3,876	3,553
Courtyard Maintenance	0	0	0	0	0	0	124	124
Courtyard Management Fee	600	600	0	600	600	0	600	0
Courtyard Mulch	0	0	0	0	0	0	1,800	1,800
Total Operating Expenses	923	923	0	923	923	0	6,400	5,477
Total Operating Expenses	923	923	0	923	923	0	6,400	5,477
<b>TOTAL EXPENSES</b>	<b>923</b>	<b>923</b>	<b>0</b>	<b>923</b>	<b>923</b>	<b>0</b>	<b>6,400</b>	<b>5,477</b>
<b>NET INCOME (LOSS)</b>	<b>77</b>	<b>1,577</b>	<b>(1,500)</b>	<b>77</b>	<b>1,577</b>	<b>(1,500)</b>	<b>600</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>523</b>

# Unexpended Budget Report

Tuesday, January 31, 2017

## 2017 Highgrove Townhomes Budget

Highgrove Townhomes Cash Accounting Year Starts January 1, 2017

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
HG Reserve Interest	47	0	47	47	0	47	0	(47)
HG TH Monthly Assessment	8,175	6,000	2,175	8,175	6,000	2,175	72,000	63,825
Total Income	8,222	6,000	2,222	8,222	6,000	2,222	72,000	63,778
<b>TOTAL INCOME</b>	<b>8,222</b>	<b>6,000</b>	<b>2,222</b>	<b>8,222</b>	<b>6,000</b>	<b>2,222</b>	<b>72,000</b>	<b>63,778</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
HG Landscape Non Contract	0	0	0	0	0	0	2,500	2,500
Highgrove Build Exterior	867	667	200	867	667	200	8,000	7,134
Highgrove FA Contract	546	550	(4)	546	550	(4)	2,185	1,639
Highgrove FA Electric	131	100	31	131	100	31	1,500	1,369
Highgrove FA Inspections	0	0	0	0	0	0	1,010	1,010
Highgrove FA Phone	433	600	(167)	433	600	(167)	7,200	6,767
Highgrove Landscape	810	810	0	810	810	0	9,720	8,910
Highgrove Management Fee	7,500	7,500	0	7,500	7,500	0	7,500	0
Highgrove Mulch	0	0	0	0	0	0	2,250	2,250
Highgrove Termite Inspect	0	0	0	0	0	0	1,680	1,680
Highgrove Water & Sewer	94	95	(1)	94	95	(1)	3,000	2,906
Total Operating Expenses	10,381	10,322	59	10,381	10,322	59	46,545	36,164
Total Operating Expenses	10,381	10,322	59	10,381	10,322	59	46,545	36,164
<b>TOTAL EXPENSES</b>	<b>10,381</b>	<b>10,322</b>	<b>59</b>	<b>10,381</b>	<b>10,322</b>	<b>59</b>	<b>46,545</b>	<b>36,164</b>
<b>NET INCOME (LOSS)</b>	<b>(2,159)</b>	<b>(4,322)</b>	<b>2,163</b>	<b>(2,159)</b>	<b>(4,322)</b>	<b>2,163</b>	<b>25,455</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>27,614</b>

# Unexpended Budget Report

Tuesday, January 31, 2017

## 2017 SVHOA Budget

Southern Village HOA Cash Accounting Year Starts January 1, 2017

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Annual Assessment	83,071	83,000	71	83,071	83,000	71	205,840	122,769
Assessment Class III	310	310	0	310	310	0	620	310
Assessment Sub-Associat.	12,070	12,000	70	12,070	12,000	70	19,550	7,480
Assessment SV Apartments	0	0	0	0	0	0	4,150	4,150
Late Fee Income	160	160	0	160	160	0	2,360	2,200
Other income	0	0	0	0	0	0	1,260	1,260
Reserve Interest	16	15	1	16	15	1	180	164
Total Income	95,627	95,485	142	95,627	95,485	142	233,960	138,333
TOTAL INCOME	95,627	95,485	142	95,627	95,485	142	233,960	138,333
<b>EXPENSES</b>								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Landscape	3,654	3,467	187	3,654	3,467	187	41,600	37,946
Mulch All Areas	0	0	0	0	0	0	8,000	8,000
Parks	990	1,400	(410)	990	1,400	(410)	17,000	16,010
Pond Care Contract	0	0	0	0	0	0	5,200	5,200
Trees (Street Care)	0	4,000	(4,000)	0	4,000	(4,000)	48,000	48,000
Total Maintenance Expenses	4,644	8,867	(4,223)	4,644	8,867	(4,223)	119,800	115,156
Total Maintenance Expenses	4,644	8,867	(4,223)	4,644	8,867	(4,223)	119,800	115,156
Electric	247	250	(3)	247	250	(3)	3,000	2,753
Market Street Events	10,000	10,000	0	10,000	10,000	0	10,000	0
Misc.	0	0	0	0	0	0	1,000	1,000
NC Symphony Donation	0	0	0	0	0	0	2,500	2,500
Police Substation	5,000	5,000	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	750	750	0	7,800	7,050
Water & Sewer Common Area	62	62	0	62	62	0	4,500	4,438
Total Operating Expenses	20,703	24,929	(4,226)	20,703	24,929	(4,226)	155,050	134,347

# Unexpended Budget Report

Tuesday, January 31, 2017

## 2017 SVHOA Budget (Continued)

Southern Village HOA Cash Accounting Year Starts January 1, 2017

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>EXPENSES (Continued)</b>								
<b>SVHOA Administration</b>								
Admin Misc. & Bank Fees	28	40	(12)	28	40	(12)	500	472
Audit	0	0	0	0	0	0	10,000	10,000
Insurance	0	0	0	0	0	0	8,409	8,409
Legal	0	250	(250)	0	250	(250)	3,000	3,000
Management Contract Fee	36,200	36,200	0	36,200	36,200	0	36,200	0
Printing & Postage	0	0	0	0	0	0	3,300	3,300
Tax Return Preparation	0	0	0	0	0	0	650	650
Website	225	225	0	225	225	0	2,500	2,275
Total SVHOA Administration	36,453	36,715	(262)	36,453	36,715	(262)	64,559	28,106
<b>TOTAL EXPENSES</b>	57,156	61,644	(4,488)	57,156	61,644	(4,488)	219,609	162,453
<b>NET INCOME (LOSS)</b>	38,471	33,841	4,630	38,471	33,841	4,630	14,351	
<b>UNEXPENDED (OVER EXPENDED)</b>								(24,120)

# Unexpended Budget Report

Tuesday, January 31, 2017

## 2017 Townhome 1 Budget

Townhome I Cash Accounting Year Starts January 1, 2017

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
TH I Reserves Interest	12	0	12	12	0	12	0	(12)
Townhome I Assessment	3,940	2,016	1,924	3,940	2,016	1,924	24,192	20,252
Total Income	3,952	2,016	1,936	3,952	2,016	1,936	24,192	20,240
TOTAL INCOME	3,952	2,016	1,936	3,952	2,016	1,936	24,192	20,240
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH I Building Exterior	0	166	(166)	0	166	(166)	2,000	2,000
TH I Landscape	352	352	0	352	352	0	4,224	3,872
TH I Management	2,500	2,500	0	2,500	2,500	0	2,500	0
TH I Mulch	0	0	0	0	0	0	1,350	1,350
TH I NonContract Landscap	0	0	0	0	0	0	250	250
TH I Termite Inspection	0	0	0	0	0	0	560	560
Total Operating Expenses	2,852	3,018	(166)	2,852	3,018	(166)	10,884	8,032
Total Operating Expenses	2,852	3,018	(166)	2,852	3,018	(166)	10,884	8,032
TOTAL EXPENSES	2,852	3,018	(166)	2,852	3,018	(166)	10,884	8,032
NET INCOME (LOSS)	1,100	(1,002)	2,102	1,100	(1,002)	2,102	13,308	
<b>UNEXPENDED (OVER EXPENDED)</b>								12,208

# Unexpended Budget Report

Tuesday, January 31, 2017

## 2017 Townhome II Budget

Townhome II Cash Accounting Year Starts January 1, 2017

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
TH II Monthly Assessment	5,585	4,400	1,185	5,585	4,400	1,185	52,800	47,215
TH II Reserves Interest	65	0	65	65	0	65	0	(65)
Total Income	5,650	4,400	1,250	5,650	4,400	1,250	52,800	47,150
TOTAL INCOME	5,650	4,400	1,250	5,650	4,400	1,250	52,800	47,150
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH II Building Exterior	0	0	0	0	0	0	1,500	1,500
TH II Lansdscape	900	900	0	900	900	0	10,800	9,900
TH II Lndspe Non-Contract	0	0	0	0	0	0	1,500	1,500
TH II Management	8,500	8,500	0	8,500	8,500	0	8,500	0
TH II Mulch	0	0	0	0	0	0	5,400	5,400
TH II Termite Inspection	0	0	0	0	0	0	1,925	1,925
Total Operating Expenses	9,400	9,400	0	9,400	9,400	0	29,625	20,225
Total Operating Expenses	9,400	9,400	0	9,400	9,400	0	29,625	20,225
TOTAL EXPENSES	9,400	9,400	0	9,400	9,400	0	29,625	20,225
NET INCOME (LOSS)	(3,750)	(5,000)	1,250	(3,750)	(5,000)	1,250	23,175	
<b>UNEXPENDED (OVER EXPENDED)</b>								26,925

# Unexpended Budget Report

Tuesday, January 31, 2017

## 2017 Westend Townhomes Budget

Westend Townhomes Cash Accounting Year Starts January 1, 2017

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Westend Townhomes	4,185	2,970	1,215	4,185	2,970	1,215	35,640	31,455
Total Income	4,185	2,970	1,215	4,185	2,970	1,215	35,640	31,455
<b>TOTAL INCOME</b>	<b>4,185</b>	<b>2,970</b>	<b>1,215</b>	<b>4,185</b>	<b>2,970</b>	<b>1,215</b>	<b>35,640</b>	<b>31,455</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
WE TH Landscape-NonContract	0	0	0	0	0	0	1,000	1,000
Westend Building Exterior	0	0	0	0	0	0	1,000	1,000
Westend FA Contract	487	275	212	487	275	212	1,100	613
Westend FA Electric	90	80	10	90	80	10	1,000	910
Westend FA Inspections	0	0	0	0	0	0	510	510
Westend FA Phone	289	290	(1)	289	290	(1)	3,500	3,211
Westend Landscape	440	440	0	440	440	0	5,280	4,840
Westend Management	3,500	3,500	0	3,500	3,500	0	3,500	0
Westend Mulch	0	0	0	0	0	0	1,800	1,800
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	4,805	4,585	220	4,805	4,585	220	19,610	14,805
Total Operating Expenses	4,805	4,585	220	4,805	4,585	220	19,610	14,805
<b>TOTAL EXPENSES</b>	<b>4,805</b>	<b>4,585</b>	<b>220</b>	<b>4,805</b>	<b>4,585</b>	<b>220</b>	<b>19,610</b>	<b>14,805</b>
<b>NET INCOME (LOSS)</b>	<b>(620)</b>	<b>(1,615)</b>	<b>995</b>	<b>(620)</b>	<b>(1,615)</b>	<b>995</b>	<b>16,030</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>16,650</b>