

# Balance Sheet

Saturday, April 30, 2016

## Alley Annual Assessment

Cash Accounting Year Starts January 1, 2016

### ASSETS

#### Current Assets

Alley Reserves Bank Acc.	\$201,537.78	
SVHOA Operating Account	\$26,921.12	
Total Current Assets		\$228,458.90

TOTAL ASSETS \$228,458.90

### EQUITY

Alley Reserve Account		
Alley Reserves	\$170,925.89	
Alley Reserves Interest	\$125.89	
Total Alley Reserve Account		\$171,051.78

Current Year Earnings	\$26,000.00	
Retained Earnings	\$31,407.12	

TOTAL EQUITY \$228,458.90

TOTAL LIABILITIES AND EQUITY \$228,458.90

# Balance Sheet

Saturday, April 30, 2016

## Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2016

### ASSETS

#### Current Assets

SVHOA Operating Account

\$9,601.25

Total Current Assets

\$9,601.25

TOTAL ASSETS

\$9,601.25

### EQUITY

Current Year Earnings

\$5,341.00

Retained Earnings

\$4,260.25

TOTAL EQUITY

\$9,601.25

TOTAL LIABILITIES AND EQUITY

\$9,601.25

# Balance Sheet

Saturday, April 30, 2016

## Highgrove Townhomes

Cash Accounting Year Starts January 1, 2016

### ASSETS

#### Current Assets

HG TH Reserves Bank Acc.	\$36,945.24	
Highgrove TH Reserves CD	\$109,845.41	
SVHOA Operating Account	\$17,879.89	
Total Current Assets		\$164,670.54

TOTAL ASSETS		<u>\$164,670.54</u>
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### EQUITY

Highgrove TH Reserve Acc.		
HG Reserve Interest	\$182.52	
Highgrove TH Reserves	\$141,814.65	
Total Highgrove TH Reserve Acc.		\$141,997.17
Current Year Earnings	\$9,308.92	
Retained Earnings	\$13,364.45	

TOTAL EQUITY		<u>\$164,670.54</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$164,670.54</u>
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# Balance Sheet

Saturday, April 30, 2016

## Southern Village HOA

Cash Accounting Year Starts January 1, 2016

### ASSETS

General Reserves Account			
General Reserves Bank Acc		\$93,360.08	
	Total General Reserves Account		\$93,360.08
Current Assets			
SVHOA Operating Account		\$122,398.19	
	Total Current Assets		\$122,398.19
	TOTAL ASSETS		<u>\$215,758.27</u>

### LIABILITIES

Open Credits		\$125.00	
	TOTAL LIABILITIES		<u>\$125.00</u>

### EQUITY

General Reserves Account			
General Reserves		\$158,296.42	
Reserve Interest		\$63.66	
	Total General Reserves Account		\$158,360.08
Current Year Earnings		\$81,126.15	
Retained Earnings		(\$23,852.96)	
	TOTAL EQUITY		<u>\$215,633.27</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$215,758.27</u>

# Balance Sheet

Saturday, April 30, 2016

## Townhome I

Cash Accounting Year Starts January 1, 2016

### ASSETS

#### Current Assets

SVHOA Operating Account	\$11,420.99	
TH I Reserve Bank Account	\$68,616.26	
Total Current Assets		\$80,037.25

TOTAL ASSETS		<u>\$80,037.25</u>
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### EQUITY

Current Year Earnings	\$4,060.00	
Retained Earnings	\$23,387.84	
TH I Reserve Account		
TH I Reserves	\$52,525.66	
TH I Reserves Interest	\$63.75	
Total TH I Reserve Account		\$52,589.41

TOTAL EQUITY		<u>\$80,037.25</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$80,037.25</u>
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# Balance Sheet

Saturday, April 30, 2016

## Townhome II

Cash Accounting Year Starts January 1, 2016

### ASSETS

#### Current Assets

SVHOA Operating Account	\$19,229.32	
TH II Reserve Bank Acc.	\$135,789.03	
Townhome II Reserves CD	\$109,845.41	
Total Current Assets		\$264,863.76

TOTAL ASSETS \$264,863.76

### EQUITY

Current Year Earnings	\$3,880.00	
Retained Earnings	\$42,687.39	
TH II Reserve Account		
TH II Reserves	\$218,112.42	
TH II Reserves Interest	\$183.95	
Total TH II Reserve Account		\$218,296.37

TOTAL EQUITY \$264,863.76

TOTAL LIABILITIES AND EQUITY \$264,863.76

# Balance Sheet

Saturday, April 30, 2016

## Westend Townhomes

Cash Accounting Year Starts January 1, 2016

### ASSETS

#### Current Assets

SVHOA Operating Account	\$6,890.68	
Westend ReserveBK Account	\$44,304.77	
Total Current Assets		\$51,195.45

TOTAL ASSETS \$51,195.45

### EQUITY

Current Year Earnings	\$5,394.66	
Retained Earnings	\$18,362.71	
Westend Reserve Account		
Westend Reserves	\$27,419.24	
Westend Reserves Interest	\$18.84	
Total Westend Reserve Account		\$27,438.08

TOTAL EQUITY \$51,195.45

TOTAL LIABILITIES AND EQUITY \$51,195.45

# Unexpended Budget Report

Saturday, April 30, 2016

<b>2016 Alleyways Budget</b>
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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
<b>INCOME</b>								
Income								
Alley Annual Assessment	1,785	2,000	(215)	34,325	34,000	325	36,210	1,885
Alley Reserves Interest	33	0	33	126	0	126	0	(126)
Total Income	1,818	2,000	(182)	34,451	34,000	451	36,210	1,759
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TOTAL INCOME	1,818	2,000	(182)	34,451	34,000	451	36,210	1,759
<b>EXPENSES</b>								
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)
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Total Operating Expenses	0	0	0	8,325	6,200	2,125	6,200	(2,125)
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TOTAL EXPENSES	0	0	0	8,325	6,200	2,125	6,200	(2,125)
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NET INCOME (LOSS)	1,818	2,000	(182)	26,126	27,800	(1,674)	30,010	
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<b>UNEXPENDED (OVER EXPENDED)</b>								3,884



# Unexpended Budget Report

Saturday, April 30, 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
<b>INCOME</b>								
Income								
Courtyard Assessment	500	500	0	7,000	7,000	0	7,000	0
Total Income	500	500	0	7,000	7,000	0	7,000	0
TOTAL INCOME	500	500	0	7,000	7,000	0	7,000	0
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Courtyard Landscape	0	323	(323)	969	1,292	(323)	3,876	2,907
Courtyard Maintenance	0	0	0	90	90	0	124	34
Courtyard Management Fee	0	0	0	600	600	0	600	0
Courtyard Mulch	0	0	0	0	0	0	2,400	2,400
Total Operating Expenses	0	323	(323)	1,659	1,982	(323)	7,000	5,341
Total Operating Expenses	0	323	(323)	1,659	1,982	(323)	7,000	5,341
TOTAL EXPENSES	0	323	(323)	1,659	1,982	(323)	7,000	5,341
NET INCOME (LOSS)	500	177	323	5,341	5,018	323		
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(5,341)</b>

# Unexpended Budget Report

Saturday, April 30, 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
<b>INCOME</b>								
Income								
HG Reserve Interest	47	0	47	183	0	183	0	(183)
HG TH Monthly Assessment	5,773	6,000	(227)	25,596	24,000	1,596	72,000	46,404
Total Income	5,820	6,000	(180)	25,779	24,000	1,779	72,000	46,221
<b>TOTAL INCOME</b>	<b>5,820</b>	<b>6,000</b>	<b>(180)</b>	<b>25,779</b>	<b>24,000</b>	<b>1,779</b>	<b>72,000</b>	<b>46,221</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
HG Landscape Non Contract	0	0	0	0	0	0	2,000	2,000
HG TH Reserve Study	0	0	0	950	0	950	0	(950)
Highgrove Build Exterior	0	667	(667)	2,380	2,666	(286)	8,000	5,620
Highgrove FA Contract	0	495	(495)	268	765	(497)	1,980	1,712
Highgrove FA Electric	87	175	(88)	452	700	(248)	2,100	1,648
Highgrove FA Inspections	0	0	0	0	0	0	1,010	1,010
Highgrove FA Phone	604	483	121	2,055	1,726	329	5,590	3,535
Highgrove Landscape	0	810	(810)	2,430	3,240	(810)	9,720	7,290
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	94	94	0	376	376	0	6,400	6,024
Total Operating Expenses	785	2,724	(1,939)	16,412	16,973	(561)	48,255	31,843
Total Operating Expenses	785	2,724	(1,939)	16,412	16,973	(561)	48,255	31,843
Reserves: Capital Expense								
HG TH Transfr frm Reserve	(125)	0	(125)	(125)	0	(125)	0	125
Total Reserves: Capital Expense	(125)	0	(125)	(125)	0	(125)	0	125
<b>TOTAL EXPENSES</b>	<b>660</b>	<b>2,724</b>	<b>(2,064)</b>	<b>16,287</b>	<b>16,973</b>	<b>(686)</b>	<b>48,255</b>	<b>31,968</b>

# Unexpended Budget Report

Saturday, April 30, 2016

<b>NET INCOME (LOSS)</b>	<u>5,159</u>	<u>3,276</u>	<u>1,883</u>	<u>9,491</u>	<u>7,027</u>	<u>2,465</u>	<u>23,745</u>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<u>14,254</u>

# Unexpended Budget Report

Saturday, April 30, 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
<b>INCOME</b>								
Income								
Annual Assessment	8,482	8,000	482	171,127	173,000	(1,873)	182,600	11,473
Assessment Class III	0	0	0	0	550	(550)	550	550
Assessment Sub-Associat.	0	0	0	18,130	17,250	880	17,250	(880)
Assessment SV Apartments	0	0	0	3,675	3,675	0	3,675	0
Late Fee Income	586	0	586	1,452	0	1,452	2,000	548
NSF Fee	0	0	0	12	0	12	0	(12)
Other income	0	0	0	1,260	1,260	0	1,640	380
Reserve Interest	15	30	(15)	64	120	(56)	360	296
Total Income	9,084	8,030	1,054	195,719	195,855	(136)	208,075	12,356
TOTAL INCOME	9,084	8,030	1,054	195,719	195,855	(136)	208,075	12,356
<b>EXPENSES</b>								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Landscape	3,547	3,443	104	14,188	13,772	416	41,316	27,128
Mulch All Areas	0	0	0	6,540	6,500	40	8,000	1,460
Parks	290	1,000	(710)	2,412	4,000	(1,588)	12,000	9,588
Pond Care Contract	0	0	0	1,200	1,250	(50)	5,000	3,800
Trees (Street Care)	18,440	18,000	440	29,518	28,250	1,268	57,000	27,482
Total Maintenance Expenses	22,277	22,443	(166)	53,858	53,772	86	123,316	69,458
Total Maintenance Expenses	22,277	22,443	(166)	53,858	53,772	86	123,316	69,458
Electric	153	242	(89)	972	968	4	2,900	1,928
Market Street Events	0	0	0	10,000	10,000	0	10,000	0
Misc.	(194)	0	(194)	100	100	0	179	79
NC Symphony Donation	0	0	0	0	0	0	2,500	2,500
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)	600	600	0	2,550	2,550	0	7,800	5,250
Water & Sewer Common Area	70	80	(10)	264	280	(16)	4,300	4,036

# Unexpended Budget Report

Saturday, April 30, 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
<b>EXPENSES (Continued)</b>								
Total Operating Expenses	22,906	23,365	(459)	72,744	72,670	74	157,445	84,701
<b>SVHOA Administration</b>								
Admin Misc. & Bank Fees	27	50	(23)	193	200	(7)	1,000	807
Insurance	0	239	(239)	717	956	(239)	4,800	4,083
Legal	(296)	250	(546)	418	1,000	(582)	3,000	2,582
Management Contract Fee	0	0	0	36,200	36,200	0	36,200	0
Printing & Postage	0	0	0	2,103	2,160	(57)	2,500	397
Reserve Study	0	0	0	800	0	800	0	(800)
Tax Return Preparation	0	0	0	640	630	10	630	(10)
Website	95	170	(75)	715	780	(65)	2,500	1,785
Total SVHOA Administration	(174)	709	(883)	41,786	41,926	(140)	50,630	8,844
<b>TOTAL EXPENSES</b>	<b>22,732</b>	<b>24,074</b>	<b>(1,342)</b>	<b>114,530</b>	<b>114,596</b>	<b>(66)</b>	<b>208,075</b>	<b>93,545</b>
<b>NET INCOME (LOSS)</b>	<b>(13,648)</b>	<b>(16,044)</b>	<b>2,396</b>	<b>81,190</b>	<b>81,259</b>	<b>(69)</b>		
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(81,190)</b>

# Unexpended Budget Report

Saturday, April 30, 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
<b>INCOME</b>								
Income								
TH I Reserves Interest	34	0	34	64	0	64	0	(64)
Townhome I Assessment	1,234	2,016	(782)	8,946	8,064	882	24,192	15,246
Total Income	1,268	2,016	(748)	9,010	8,064	946	24,192	15,182
<b>TOTAL INCOME</b>	<b>1,268</b>	<b>2,016</b>	<b>(748)</b>	<b>9,010</b>	<b>8,064</b>	<b>946</b>	<b>24,192</b>	<b>15,182</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH I Building Exterior	0	144	(144)	580	668	(88)	2,000	1,420
TH I Gutter Cleaning	0	0	0	0	0	0	400	400
TH I Landscape	0	352	(352)	1,056	1,408	(352)	4,250	3,194
TH I Management	0	0	0	2,500	2,500	0	2,500	0
TH I Mulch	0	0	0	0	0	0	1,200	1,200
TH I NonContract Landscap	0	0	0	0	0	0	800	800
TH I Printing & Postage	0	35	(35)	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	0	531	(531)	4,886	4,611	275	11,870	6,984
Total Operating Expenses	0	531	(531)	4,886	4,611	275	11,870	6,984
<b>TOTAL EXPENSES</b>	<b>0</b>	<b>531</b>	<b>(531)</b>	<b>4,886</b>	<b>4,611</b>	<b>275</b>	<b>11,870</b>	<b>6,984</b>
<b>NET INCOME (LOSS)</b>	<b>1,268</b>	<b>1,485</b>	<b>(217)</b>	<b>4,124</b>	<b>3,453</b>	<b>671</b>	<b>12,322</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>8,198</b>

# Unexpended Budget Report

Saturday, April 30, 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
<b>INCOME</b>								
Income								
TH II Monthly Assessment	4,604	4,400	204	16,470	17,600	(1,130)	52,800	36,330
TH II Reserves Interest	42	0	42	184	0	184	0	(184)
Total Income	4,646	4,400	246	16,654	17,600	(946)	52,800	36,146
<b>TOTAL INCOME</b>	4,646	4,400	246	16,654	17,600	(946)	52,800	36,146
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH II Building Exterior	90	500	(410)	90	2,000	(1,910)	6,000	5,910
TH II Lansdscape	0	900	(900)	2,700	3,600	(900)	10,800	8,100
TH II Lndspe Non-Contract	0	250	(250)	0	1,000	(1,000)	3,000	3,000
TH II Management	0	0	0	8,500	8,500	0	8,500	0
TH II Mulch	0	0	0	0	0	0	4,800	4,800
TH II Printing & Postage	0	50	(50)	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	90	1,700	(1,610)	12,590	15,150	(2,560)	35,325	22,735
Total Operating Expenses	90	1,700	(1,610)	12,590	15,150	(2,560)	35,325	22,735
<b>TOTAL EXPENSES</b>	90	1,700	(1,610)	12,590	15,150	(2,560)	35,325	22,735
<b>NET INCOME (LOSS)</b>	4,556	2,700	1,856	4,064	2,450	1,614	17,475	
<b>UNEXPENDED (OVER EXPENDED)</b>								13,411

# Unexpended Budget Report

Saturday, April 30, 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
<b>INCOME</b>								
Income								
Westend Reserves Interest	5	0	5	19	0	19	0	(19)
Westend Townhomes	2,530	2,970	(440)	12,400	11,880	520	35,640	23,240
Total Income	2,535	2,970	(435)	12,419	11,880	539	35,640	23,221
<b>TOTAL INCOME</b>	<b>2,535</b>	<b>2,970</b>	<b>(435)</b>	<b>12,419</b>	<b>11,880</b>	<b>539</b>	<b>35,640</b>	<b>23,221</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
WE TH Landscape-NonContract	0	0	0	0	0	0	750	750
Westend Building Exterior	0	416	(416)	0	1,666	(1,666)	5,000	5,000
Westend FA Contract	0	275	(275)	0	550	(550)	1,100	1,100
Westend FA Electric	92	93	(1)	468	368	100	1,100	632
Westend FA Inspections	0	0	0	0	0	0	510	510
Westend FA Phone	242	234	8	967	934	33	2,800	1,833
Westend Landscape	0	440	(440)	1,320	1,760	(440)	5,280	3,960
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	334	1,458	(1,124)	7,005	8,778	(1,773)	22,560	15,555
Total Operating Expenses	334	1,458	(1,124)	7,005	8,778	(1,773)	22,560	15,555
<b>TOTAL EXPENSES</b>	<b>334</b>	<b>1,458</b>	<b>(1,124)</b>	<b>7,005</b>	<b>8,778</b>	<b>(1,773)</b>	<b>22,560</b>	<b>15,555</b>
<b>NET INCOME (LOSS)</b>	<b>2,202</b>	<b>1,512</b>	<b>690</b>	<b>5,414</b>	<b>3,102</b>	<b>2,312</b>	<b>13,080</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>7,667</b>