

Balance Sheet

Tuesday, May 31, 2016

Alley Annual Assessment

Cash Accounting Year Starts January 1, 2016

ASSETS

Current Assets

Alley Reserves Bank Acc.	\$201,572.02	
SVHOA Operating Account	\$28,111.12	
Total Current Assets		\$229,683.14

TOTAL ASSETS \$229,683.14

EQUITY

Alley Reserve Account		
Alley Reserves	\$170,925.89	
Alley Reserves Interest	\$160.13	
Total Alley Reserve Account		\$171,086.02

Current Year Earnings	\$27,190.00	
Retained Earnings	\$31,407.12	

TOTAL EQUITY \$229,683.14

TOTAL LIABILITIES AND EQUITY \$229,683.14

Balance Sheet

Tuesday, May 31, 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

Tuesday, May 31, 2016

Highgrove Townhomes

Cash Accounting Year Starts January 1, 2016

ASSETS

Current Assets

HG TH Reserves Bank Acc.	\$36,949.94	
Highgrove TH Reserves CD	\$109,886.04	
SVHOA Operating Account	\$22,771.67	
Total Current Assets		\$169,607.65

TOTAL ASSETS \$169,607.65

EQUITY

Highgrove TH Reserve Acc.		
HG Reserve Interest	\$227.85	
Highgrove TH Reserves	\$141,814.65	
Total Highgrove TH Reserve Acc.		\$142,042.50
Current Year Earnings	\$14,200.70	
Retained Earnings	\$13,364.45	

TOTAL EQUITY \$169,607.65

TOTAL LIABILITIES AND EQUITY \$169,607.65

Balance Sheet

Tuesday, May 31, 2016

Southern Village HOA

Cash Accounting Year Starts January 1, 2016

ASSETS

General Reserves Account			
General Reserves Bank Acc		\$93,375.94	
	Total General Reserves Account		\$93,375.94
Current Assets			
SVHOA Operating Account		\$113,705.11	
	Total Current Assets		\$113,705.11
	TOTAL ASSETS		<u>\$207,081.05</u>

EQUITY

General Reserves Account			
General Reserves		\$158,296.42	
Reserve Interest		\$79.52	
	Total General Reserves Account		\$158,375.94
Current Year Earnings		\$72,558.07	
Retained Earnings		(\$23,852.96)	
	TOTAL EQUITY		<u>\$207,081.05</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$207,081.05</u>

Balance Sheet

Tuesday, May 31, 2016

Townhome I

Cash Accounting Year Starts January 1, 2016

ASSETS

Current Assets

SVHOA Operating Account	\$14,292.99	
TH I Reserve Bank Account	\$68,605.59	
Total Current Assets		\$82,898.58

TOTAL ASSETS		<u>\$82,898.58</u>
--------------	--	--------------------

EQUITY

Current Year Earnings	\$6,932.00	
Retained Earnings	\$23,387.84	
TH I Reserve Account		
TH I Reserves	\$52,525.66	
TH I Reserves Interest	\$53.08	
Total TH I Reserve Account		\$52,578.74

TOTAL EQUITY		<u>\$82,898.58</u>
--------------	--	--------------------

TOTAL LIABILITIES AND EQUITY		<u>\$82,898.58</u>
------------------------------	--	--------------------

Balance Sheet

Tuesday, May 31, 2016

Townhome II

Cash Accounting Year Starts January 1, 2016

ASSETS

Current Assets

SVHOA Operating Account	\$23,959.32	
TH II Reserve Bank Acc.	\$135,834.42	
Townhome II Reserves CD	\$109,886.04	
Total Current Assets		\$269,679.78

TOTAL ASSETS \$269,679.78

EQUITY

General Reserves Account

Reserve Interest	\$22.32	
Total General Reserves Account		\$22.32

Current Year Earnings	\$8,610.00	
Retained Earnings	\$42,687.39	
TH II Reserve Account		
TH II Reserves	\$218,112.42	
TH II Reserves Interest	\$247.65	
Total TH II Reserve Account		\$218,360.07

TOTAL EQUITY \$269,679.78

TOTAL LIABILITIES AND EQUITY \$269,679.78

Balance Sheet

Tuesday, May 31, 2016

Westend Townhomes

Cash Accounting Year Starts January 1, 2016

ASSETS

Current Assets

SVHOA Operating Account	\$8,277.01	
Westend ReserveBK Account	\$44,310.41	
Total Current Assets		\$52,587.42

TOTAL ASSETS		<u>\$52,587.42</u>
--------------	--	--------------------

EQUITY

Current Year Earnings	\$6,780.99	
Retained Earnings	\$18,362.71	
Westend Reserve Account		
Westend Reserves	\$27,419.24	
Westend Reserves Interest	\$24.48	
Total Westend Reserve Account		\$27,443.72

TOTAL EQUITY		<u>\$52,587.42</u>
--------------	--	--------------------

TOTAL LIABILITIES AND EQUITY		<u>\$52,587.42</u>
------------------------------	--	--------------------

Unexpended Budget Report

Tuesday, May 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	1,190	2,210	(1,020)	35,515	36,210	(695)	36,210	695
Alley Reserves Interest	34	0	34	160	0	160	0	(160)
Total Income	1,224	2,210	(986)	35,675	36,210	(535)	36,210	535
<hr/>								
TOTAL INCOME	1,224	2,210	(986)	35,675	36,210	(535)	36,210	535
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)
<hr/>								
Total Operating Expenses	0	0	0	8,325	6,200	2,125	6,200	(2,125)
<hr/>								
TOTAL EXPENSES	0	0	0	8,325	6,200	2,125	6,200	(2,125)
<hr/>								
NET INCOME (LOSS)	1,224	2,210	(986)	27,350	30,010	(2,660)	30,010	
<hr/>								
UNEXPENDED (OVER EXPENDED)								<u>2,660</u>

Unexpended Budget Report

Tuesday, May 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	0	323	(323)	969	1,615	(646)	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	2,305	(646)	7,000	5,341
Total Operating Expenses	0	323	(323)	1,659	2,305	(646)	7,000	5,341
TOTAL EXPENSES	0	323	(323)	1,659	2,305	(646)	7,000	5,341
NET INCOME (LOSS)		(323)	323	5,341	4,695	646		
UNEXPENDED (OVER EXPENDED)								(5,341)

Unexpended Budget Report

Tuesday, May 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	228	0	228	0	(228)
HG TH Monthly Assessment	6,750	6,000	750	32,471	30,000	2,471	72,000	39,529
Total Income	6,795	6,000	795	32,699	30,000	2,699	72,000	39,301
TOTAL INCOME	6,795	6,000	795	32,699	30,000	2,699	72,000	39,301
EXPENSES								
Expenses								
Operating Expenses								
HG Landscape Non Contract	0	500	(500)	0	500	(500)	2,000	2,000
HG TH Reserve Study	0	0	0	950	0	950	0	(950)
Highgrove Build Exterior	760	667	93	3,140	3,333	(193)	8,000	4,860
Highgrove FA Contract	411	412	(1)	679	1,177	(498)	1,980	1,301
Highgrove FA Electric	231	175	56	683	875	(192)	2,100	1,417
Highgrove FA Inspections	0	0	0	0	0	0	1,010	1,010
Highgrove FA Phone	362	483	(121)	2,417	2,209	208	5,590	3,173
Highgrove Landscape	0	810	(810)	2,430	4,050	(1,620)	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	122	(28)	471	498	(28)	6,400	5,930
Total Operating Expenses	1,858	3,169	(1,311)	18,270	20,142	(1,872)	48,255	29,985
Total Operating Expenses	1,858	3,169	(1,311)	18,270	20,142	(1,872)	48,255	29,985
TOTAL EXPENSES	1,858	3,169	(1,311)	18,270	20,142	(1,872)	48,255	29,985
NET INCOME (LOSS)	4,937	2,831	2,106	14,429	9,858	4,571	23,745	
UNEXPENDED (OVER EXPENDED)								9,316

Unexpended Budget Report

Tuesday, May 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	4,521	8,000	(3,479)	175,648	181,000	(5,352)	182,600	6,952
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	1,020	0	1,020	2,472	0	2,472	2,000	(472)
NSF Fee	12	0	12	24	0	24	0	(24)
Other income	0	0	0	1,260	1,260	0	1,640	380
Reserve Interest	16	30	(14)	80	150	(70)	360	280
Total Income	5,569	8,030	(2,461)	201,289	203,885	(2,596)	208,075	6,786
TOTAL INCOME	5,569	8,030	(2,461)	201,289	203,885	(2,596)	208,075	6,786
EXPENSES								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Landscape	3,547	3,443	104	17,735	17,215	520	41,316	23,581
Mulch All Areas	0	0	0	6,540	6,500	40	8,000	1,460
Parks	3,570	1,000	2,570	5,982	5,000	982	12,000	6,018
Pond Care Contract	1,200	1,250	(50)	2,400	2,500	(100)	5,000	2,600
Trees (Street Care)	4,830	5,000	(170)	34,348	33,250	1,098	57,000	22,652
Total Maintenance Expenses	13,147	10,693	2,454	67,005	64,465	2,540	123,316	56,311
Total Maintenance Expenses	13,147	10,693	2,454	67,005	64,465	2,540	123,316	56,311
Electric	318	243	75	1,290	1,211	79	2,900	1,610
Market Street Events	0	0	0	10,000	10,000	0	10,000	0
Misc.	0	0	0	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)	750	750	0	3,300	3,300	0	7,800	4,500
Water & Sewer Common Area	62	320	(258)	326	600	(274)	4,300	3,974

Unexpended Budget Report

Tuesday, May 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	14,277	12,006	2,271	87,021	84,676	2,345	157,445	70,424
SVHOA Administration								
Admin Misc. & Bank Fees	20	50	(30)	213	250	(37)	1,000	787
Insurance	0	239	(239)	717	1,195	(478)	4,800	4,083
Legal	(310)	250	(560)	108	1,250	(1,142)	3,000	2,892
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	135	170	(35)	850	950	(100)	2,500	1,650
Total SVHOA Administration	(155)	709	(864)	41,631	42,635	(1,004)	50,630	8,999
TOTAL EXPENSES	14,121	12,715	1,406	128,651	127,311	1,340	208,075	79,424
NET INCOME (LOSS)	(8,552)	(4,685)	(3,867)	72,638	76,574	(3,936)		
UNEXPENDED (OVER EXPENDED)								(72,638)

Unexpended Budget Report

Tuesday, May 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	53	0	53	0	(53)
Townhome I Assessment	2,872	2,016	856	11,818	10,080	1,738	24,192	12,374
Total Income	2,884	2,016	868	11,871	10,080	1,791	24,192	12,321
TOTAL INCOME	2,884	2,016	868	11,871	10,080	1,791	24,192	12,321
EXPENSES								
Expenses								
Operating Expenses								
TH I Building Exterior	0	166	(166)	580	834	(254)	2,000	1,420
TH I Gutter Cleaning	0	0	0	0	0	0	400	400
TH I Landscape	0	352	(352)	1,056	1,760	(704)	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	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	0	518	(518)	4,886	5,129	(243)	11,870	6,984
Total Operating Expenses	0	518	(518)	4,886	5,129	(243)	11,870	6,984
TOTAL EXPENSES	0	518	(518)	4,886	5,129	(243)	11,870	6,984
NET INCOME (LOSS)	2,884	1,498	1,386	6,985	4,951	2,034	12,322	
UNEXPENDED (OVER EXPENDED)								5,337

Unexpended Budget Report

Tuesday, May 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	4,730	4,400	330	21,200	22,000	(800)	52,800	31,600
TH II Reserves Interest	64	0	64	270	0	270	0	(270)
Total Income	4,794	4,400	394	21,470	22,000	(530)	52,800	31,330
TOTAL INCOME	4,794	4,400	394	21,470	22,000	(530)	52,800	31,330
EXPENSES								
Expenses								
Operating Expenses								
TH II Building Exterior	0	500	(500)	90	2,500	(2,410)	6,000	5,910
TH II Lansdscape	0	900	(900)	2,700	4,500	(1,800)	10,800	8,100
TH II Lndspe Non-Contract	0	250	(250)	0	1,250	(1,250)	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	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	0	1,650	(1,650)	12,590	16,800	(4,210)	35,325	22,735
Total Operating Expenses	0	1,650	(1,650)	12,590	16,800	(4,210)	35,325	22,735
TOTAL EXPENSES	0	1,650	(1,650)	12,590	16,800	(4,210)	35,325	22,735
NET INCOME (LOSS)	4,794	2,750	2,044	8,880	5,200	3,680	17,475	
UNEXPENDED (OVER EXPENDED)								8,595

Unexpended Budget Report

Tuesday, May 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	24	0	24	0	(24)
Westend Townhomes	3,150	2,970	180	15,550	14,850	700	35,640	20,090
Total Income	3,156	2,970	186	15,574	14,850	724	35,640	20,066
TOTAL INCOME	3,156	2,970	186	15,574	14,850	724	35,640	20,066
EXPENSES								
Expenses								
Operating Expenses								
WE TH Landscape-NonContract	0	0	0	0	0	0	750	750
Westend Building Exterior	0	418	(418)	0	2,084	(2,084)	5,000	5,000
Westend FA Contract	1,522	825	697	1,522	1,100	422	1,100	(422)
Westend FA Electric	0	91	(91)	468	459	9	1,100	632
Westend FA Inspections	0	0	0	0	0	0	510	510
Westend FA Phone	241	233	8	1,208	1,167	41	2,800	1,592
Westend Landscape	0	440	(440)	1,320	2,200	(880)	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	1,764	2,007	(243)	8,769	10,510	(1,741)	22,560	13,791
Total Operating Expenses	1,764	2,007	(243)	8,769	10,510	(1,741)	22,560	13,791
TOTAL EXPENSES	1,764	2,007	(243)	8,769	10,510	(1,741)	22,560	13,791
NET INCOME (LOSS)	1,392	963	429	6,805	4,340	2,465	13,080	
UNEXPENDED (OVER EXPENDED)								6,275