

# Balance Sheet

Sunday, April 30, 2017

## Alley Annual Assessment

Cash Accounting Year Starts January 1, 2017

### ASSETS

#### Current Assets

Alley Reserves Bank Acc.	\$201,952.27	
SVHOA Operating Account	\$46,491.12	
Total Current Assets		\$248,443.39

TOTAL ASSETS \$248,443.39

### EQUITY

#### Alley Reserve Account

Alley Reserves	\$170,925.89	
Alley Reserves Interest	\$143.75	
Total Alley Reserve Account		\$171,069.64

Current Year Earnings	\$16,840.00	
Retained Earnings	\$60,533.75	

TOTAL EQUITY \$248,443.39

TOTAL LIABILITIES AND EQUITY \$248,443.39

# Balance Sheet

Sunday, April 30, 2017

## Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2017

### ASSETS

#### Current Assets

SVHOA Operating Account

\$9,502.25

Total Current Assets

\$9,502.25

TOTAL ASSETS

\$9,502.25

### EQUITY

Current Year Earnings

\$4,608.00

Retained Earnings

\$4,894.25

TOTAL EQUITY

\$9,502.25

TOTAL LIABILITIES AND EQUITY

\$9,502.25

# Balance Sheet

Sunday, April 30, 2017

## Highgrove Townhomes

Cash Accounting Year Starts January 1, 2017

### ASSETS

#### Current Assets

HG TH Reserves Bank Acc.	\$37,007.64	
Highgrove TH Reserves CD	\$110,340.74	
SVHOA Operating Account	\$40,052.73	
Total Current Assets		\$187,401.11

TOTAL ASSETS \$187,401.11

### EQUITY

Highgrove TH Reserve Acc.		
HG Reserve Interest	\$189.64	
Highgrove TH Reserves	\$141,814.65	
Total Highgrove TH Reserve Acc.		\$142,004.29
Current Year Earnings	\$8,188.34	
Retained Earnings	\$37,208.48	

TOTAL EQUITY \$187,401.11

TOTAL LIABILITIES AND EQUITY \$187,401.11

# Balance Sheet

Sunday, April 30, 2017

## Southern Village HOA

Cash Accounting Year Starts January 1, 2017

### ASSETS

General Reserves Account			
General Reserves Bank Acc		\$93,546.99	
	Total General Reserves Account		\$93,546.99
Current Assets			
Alley Reserves Bank Acc.		\$29,117.00	
HG TH Reserves Bank Acc.		\$24,489.00	
SVHOA Operating Account		\$39,095.05	
TH I Reserve Bank Account		\$13,755.00	
TH II Reserve Bank Acc.		\$22,803.00	
Westend ReserveBK Account		\$13,810.00	
	Total Current Assets		\$143,069.05
	TOTAL ASSETS		<u>\$236,616.04</u>

### EQUITY

General Reserves Account			
General Reserves		\$158,296.42	
Reserve Interest		\$61.49	
	Total General Reserves Account		\$158,357.91
Current Year Earnings		\$112,640.44	
Retained Earnings		(\$34,382.31)	
	TOTAL EQUITY		<u>\$236,616.04</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$236,616.04</u>

# Balance Sheet

Sunday, April 30, 2017

## Townhome I

Cash Accounting Year Starts January 1, 2017

### ASSETS

#### Current Assets

SVHOA Operating Account	\$26,179.99	
TH I Reserve Bank Account	\$68,736.46	
Total Current Assets		\$94,916.45

TOTAL ASSETS		<u>\$94,916.45</u>
--------------	--	--------------------

### EQUITY

Current Year Earnings	\$5,198.00	
Retained Earnings	\$37,142.41	
TH I Reserve Account		
TH I Reserves	\$52,525.66	
TH I Reserves Interest	\$50.38	
Total TH I Reserve Account		\$52,576.04

TOTAL EQUITY		<u>\$94,916.45</u>
--------------	--	--------------------

TOTAL LIABILITIES AND EQUITY		<u>\$94,916.45</u>
------------------------------	--	--------------------

# Balance Sheet

Sunday, April 30, 2017

## Townhome II

Cash Accounting Year Starts January 1, 2017

### ASSETS

#### Current Assets

SVHOA Operating Account	\$44,407.32	
TH II Reserve Bank Acc.	\$136,091.87	
Townhome II Reserves CD	\$110,340.74	
Total Current Assets		\$290,839.93

TOTAL ASSETS \$290,839.93

### EQUITY

Current Year Earnings	\$7,040.04	
Retained Earnings	\$65,489.98	
TH II Reserve Account		
TH II Reserves	\$218,112.42	
TH II Reserves Interest	\$197.49	
Total TH II Reserve Account		\$218,309.91

TOTAL EQUITY \$290,839.93

TOTAL LIABILITIES AND EQUITY \$290,839.93

# Balance Sheet

Sunday, April 30, 2017

## Westend Townhomes

Cash Accounting Year Starts January 1, 2017

### ASSETS

#### Current Assets

SVHOA Operating Account	\$20,141.71	
Westend ReserveBK Account	\$44,375.19	
Total Current Assets		\$64,516.90

TOTAL ASSETS		<u>\$64,516.90</u>
--------------	--	--------------------

### EQUITY

Current Year Earnings	\$4,899.29	
Retained Earnings	\$32,172.58	
Westend Reserve Account		
Westend Reserves	\$27,424.89	
Westend Reserves Interest	\$20.14	
Total Westend Reserve Account		\$27,445.03

TOTAL EQUITY		<u>\$64,516.90</u>
--------------	--	--------------------

TOTAL LIABILITIES AND EQUITY		<u>\$64,516.90</u>
------------------------------	--	--------------------

# Unexpended Budget Report

Sunday, April 30, 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	3,395	2,000	1,395	34,425	34,000	425	36,210	1,785
Alley Reserves Interest	38	30	8	144	120	24	360	216
Total Income	3,433	2,030	1,403	34,569	34,120	449	36,570	2,001
<b>TOTAL INCOME</b>	<b>3,433</b>	<b>2,030</b>	<b>1,403</b>	<b>34,569</b>	<b>34,120</b>	<b>449</b>	<b>36,570</b>	<b>2,001</b>
<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	16,385	16,385	0	19,750	3,365
Total Operating Expenses	0	0	0	17,585	17,585	0	20,950	3,365
Total Operating Expenses	0	0	0	17,585	17,585	0	20,950	3,365
<b>TOTAL EXPENSES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17,585</b>	<b>17,585</b>	<b>0</b>	<b>20,950</b>	<b>3,365</b>
<b>NET INCOME (LOSS)</b>	<b>3,433</b>	<b>2,030</b>	<b>1,403</b>	<b>16,984</b>	<b>16,535</b>	<b>449</b>	<b>15,620</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(1,364)</b>



# Unexpended Budget Report

Sunday, April 30, 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	0	500	(500)	6,500	7,000	(500)	7,000	500
Total Income	0	500	(500)	6,500	7,000	(500)	7,000	500
TOTAL INCOME	0	500	(500)	6,500	7,000	(500)	7,000	500
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Courtyard Landscape	323	323	0	1,292	1,292	0	3,876	2,584
Courtyard Maintenance	0	0	0	0	0	0	124	124
Courtyard Management Fee	0	0	0	600	600	0	600	0
Courtyard Mulch	0	0	0	0	0	0	1,800	1,800
Total Operating Expenses	323	323	0	1,892	1,892	0	6,400	4,508
Total Operating Expenses	323	323	0	1,892	1,892	0	6,400	4,508
TOTAL EXPENSES	323	323	0	1,892	1,892	0	6,400	4,508
NET INCOME (LOSS)	(323)	177	(500)	4,608	5,108	(500)	600	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(4,008)</b>

# Unexpended Budget Report

Sunday, April 30, 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	50	0	50	190	0	190	0	(190)
HG TH Monthly Assessment	5,943	6,000	(57)	24,948	24,000	948	72,000	47,052
Total Income	5,993	6,000	(7)	25,138	24,000	1,138	72,000	46,862
TOTAL INCOME	5,993	6,000	(7)	25,138	24,000	1,138	72,000	46,862
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
HG Landscape Non Contract	0	0	0	0	0	0	2,500	2,500
Highgrove Build Exterior	435	667	(232)	1,882	2,666	(785)	8,000	6,119
Highgrove FA Contract	0	0	0	1,092	550	542	2,185	1,093
Highgrove FA Electric	125	100	25	508	400	108	1,500	992
Highgrove FA Inspections	0	0	0	0	0	0	1,010	1,010
Highgrove FA Phone	577	600	(23)	2,162	2,400	(238)	7,200	5,038
Highgrove Landscape	810	810	0	3,240	3,240	0	9,720	6,480
Highgrove Management Fee	0	0	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)	376	380	(4)	3,000	2,624
Total Operating Expenses	2,040	2,272	(232)	16,760	17,136	(376)	46,545	29,785
Total Operating Expenses	2,040	2,272	(232)	16,760	17,136	(376)	46,545	29,785
TOTAL EXPENSES	2,040	2,272	(232)	16,760	17,136	(376)	46,545	29,785
NET INCOME (LOSS)	3,952	3,728	224	8,378	6,864	1,514	25,455	
<b>UNEXPENDED (OVER EXPENDED)</b>								<u>17,077</u>

# Unexpended Budget Report

Sunday, April 30, 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	18,985	8,000	10,985	195,608	196,000	(392)	205,840	10,232
Assessment Class III	0	0	0	620	620	0	620	0
Assessment Sub-Associat.	0	0	0	19,550	19,550	0	19,550	0
Assessment SV Apartments	0	0	0	4,150	4,150	0	4,150	0
Late Fee Income	1,060	0	1,060	1,620	360	1,260	2,360	740
NSF Fee	12	0	12	36	0	36	0	(36)
Other income	0	0	0	1,440	1,260	180	1,260	(180)
Reserve Interest	15	15	0	61	60	1	180	119
Total Income	20,072	8,015	12,057	223,085	222,000	1,085	233,960	10,875
<b>TOTAL INCOME</b>	20,072	8,015	12,057	223,085	222,000	1,085	233,960	10,875
<b>EXPENSES</b>								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Landscape	3,654	3,467	187	14,616	13,868	748	41,600	26,984
Mulch All Areas	0	0	0	0	0	0	8,000	8,000
Parks	440	1,400	(960)	10,400	5,600	4,800	17,000	6,600
Pond Care Contract	0	0	0	1,325	1,300	25	5,200	3,875
Trees (Street Care)	370	4,000	(3,630)	23,508	16,000	7,508	48,000	24,492
Total Maintenance Expenses	4,464	8,867	(4,403)	49,849	36,768	13,081	119,800	69,951
Total Maintenance Expenses	4,464	8,867	(4,403)	49,849	36,768	13,081	119,800	69,951
Electric	220	250	(30)	961	1,000	(39)	3,000	2,039
Market Street Events	0	0	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	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	2,700	2,700	0	7,800	5,100
Water & Sewer Common Area	62	62	0	247	257	(10)	4,500	4,253

# Unexpended Budget Report

Sunday, April 30, 2017

## 2017 SVHOA Budget (Continued)

Southern Village HOA Cash Accounting Year Starts January 1, 2017

EXPENSES (Continued)	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
Total Operating Expenses	5,496	9,929	(4,433)	68,757	55,725	13,032	155,050	86,293
SVHOA Administration								
Admin Misc. & Bank Fees	26	40	(14)	151	160	(9)	500	349
Audit	0	0	0	0	0	0	10,000	10,000
Insurance	0	0	0	0	0	0	8,409	8,409
Legal	1,380	250	1,130	1,380	1,000	380	3,000	1,620
Management Contract Fee	0	0	0	36,200	36,200	0	36,200	0
Printing & Postage	2,950	3,000	(50)	2,950	3,000	(50)	3,300	350
Tax Return Preparation	0	0	0	0	0	0	650	650
Website	270	200	70	945	900	45	2,500	1,555
Total SVHOA Administration	4,626	3,490	1,136	41,626	41,260	366	64,559	22,933
TOTAL EXPENSES	10,122	13,419	(3,297)	110,384	96,985	13,399	219,609	109,225
NET INCOME (LOSS)	9,950	(5,404)	15,354	112,702	125,015	(12,313)	14,351	
<b>UNEXPENDED (OVER EXPENDED)</b>								(98,351)

# Unexpended Budget Report

Sunday, April 30, 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	14	0	14	50	0	50	0	(50)
Townhome I Assessment	1,890	2,016	(126)	9,106	8,064	1,042	24,192	15,086
Total Income	1,904	2,016	(112)	9,156	8,064	1,092	24,192	15,036
<b>TOTAL INCOME</b>								
	1,904	2,016	(112)	9,156	8,064	1,092	24,192	15,036
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH I Building Exterior	0	144	(144)	0	668	(668)	2,000	2,000
TH I Landscape	352	352	0	1,408	1,408	0	4,224	2,816
TH I Management	0	0	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	352	496	(144)	3,908	4,576	(668)	10,884	6,976
Total Operating Expenses	352	496	(144)	3,908	4,576	(668)	10,884	6,976
<b>TOTAL EXPENSES</b>								
	352	496	(144)	3,908	4,576	(668)	10,884	6,976
<b>NET INCOME (LOSS)</b>								
	1,552	1,520	32	5,248	3,488	1,760	13,308	
<b>UNEXPENDED (OVER EXPENDED)</b>								8,060

# Unexpended Budget Report

Sunday, April 30, 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	4,070	4,400	(330)	19,649	17,600	2,049	52,800	33,151
TH II Reserves Interest	68	0	68	197	0	197	0	(197)
Total Income	4,138	4,400	(262)	19,847	17,600	2,247	52,800	32,953
<b>TOTAL INCOME</b>	4,138	4,400	(262)	19,847	17,600	2,247	52,800	32,953
<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	3,600	3,600	0	10,800	7,200
TH II Lndspe Non-Contract	509	0	509	509	0	509	1,500	991
TH II Management	0	0	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	1,409	900	509	12,609	12,100	509	29,625	17,016
Total Operating Expenses	1,409	900	509	12,609	12,100	509	29,625	17,016
<b>TOTAL EXPENSES</b>	1,409	900	509	12,609	12,100	509	29,625	17,016
<b>NET INCOME (LOSS)</b>	2,729	3,500	(771)	7,238	5,500	1,738	23,175	
<b>UNEXPENDED (OVER EXPENDED)</b>								15,937

# Unexpended Budget Report

Sunday, April 30, 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 Reserves Interest	7	0	7	20	0	20	0	(20)
Westend Townhomes	3,415	2,970	445	13,023	11,880	1,143	35,640	22,617
Total Income	3,422	2,970	452	13,043	11,880	1,163	35,640	22,597
<b>TOTAL INCOME</b>	<b>3,422</b>	<b>2,970</b>	<b>452</b>	<b>13,043</b>	<b>11,880</b>	<b>1,163</b>	<b>35,640</b>	<b>22,597</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	0	0	0	1,259	275	984	1,100	(159)
Westend FA Electric	125	90	35	451	330	121	1,000	549
Westend FA Inspections	0	0	0	0	0	0	510	510
Westend FA Phone	288	290	(2)	1,153	1,160	(7)	3,500	2,347
Westend Landscape	440	440	0	1,760	1,760	0	5,280	3,520
Westend Management	0	0	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	853	820	33	8,124	7,025	1,099	19,610	11,486
Total Operating Expenses	853	820	33	8,124	7,025	1,099	19,610	11,486
<b>TOTAL EXPENSES</b>	<b>853</b>	<b>820</b>	<b>33</b>	<b>8,124</b>	<b>7,025</b>	<b>1,099</b>	<b>19,610</b>	<b>11,486</b>
<b>NET INCOME (LOSS)</b>	<b>2,569</b>	<b>2,150</b>	<b>419</b>	<b>4,919</b>	<b>4,855</b>	<b>64</b>	<b>16,030</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>11,111</b>