

Balance Sheet

Wednesday, January 31, 2018

Alley Annual Assessment

Cash Accounting Year Starts January 1, 2018

ASSETS

Current Assets

Alley Reserves Bank Acc.	\$250,753.20	
SVHOA Operating Account	\$12,525.12	
Total Current Assets		\$263,278.32

TOTAL ASSETS		<u>\$263,278.32</u>
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EQUITY

Alley Reserve Account

Alley Reserves	\$170,925.89	
Alley Reserves Interest	\$39.52	
Total Alley Reserve Account		\$170,965.41

Current Year Earnings	\$12,445.00	
Retained Earnings	\$79,867.91	

TOTAL EQUITY		<u>\$263,278.32</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$263,278.32</u>
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Balance Sheet

Wednesday, January 31, 2018

Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2018

ASSETS

Current Assets

SVHOA Operating Account

\$5,595.25

Total Current Assets

\$5,595.25

TOTAL ASSETS

\$5,595.25

EQUITY

Current Year Earnings

(\$23.00)

Retained Earnings

\$5,618.25

TOTAL EQUITY

\$5,595.25

TOTAL LIABILITIES AND EQUITY

\$5,595.25

Balance Sheet

Wednesday, January 31, 2018

Highgrove Townhomes

Cash Accounting Year Starts January 1, 2018

ASSETS

Current Assets

HG TH Reserves Bank Acc.	\$86,568.64	
Highgrove TH Reserves CD	\$110,715.40	
SVHOA Operating Account	\$4,715.41	
Total Current Assets		\$201,999.45
TOTAL ASSETS		<u>\$201,999.45</u>

EQUITY

Highgrove TH Reserve Acc.		
HG Reserve Interest	\$8.05	
Highgrove TH Reserves	\$141,894.49	
Total Highgrove TH Reserve Acc.		\$141,902.54
General Reserves Account		
Reserve Interest	\$42.30	
Total General Reserves Account		\$42.30
Current Year Earnings	(\$2,399.63)	
Retained Earnings	\$62,454.24	
TOTAL EQUITY		<u>\$201,999.45</u>
TOTAL LIABILITIES AND EQUITY		<u>\$201,999.45</u>

Balance Sheet

Wednesday, January 31, 2018

Southern Village HOA

Cash Accounting Year Starts January 1, 2018

ASSETS

General Reserves Account			
General Reserves Bank Acc		\$173,775.29	
	Total General Reserves Account		\$173,775.29
Current Assets			
SVHOA Operating Account		\$18,177.13	
	Total Current Assets		\$18,177.13
	TOTAL ASSETS		\$191,952.42

EQUITY

General Reserves Account			
General Reserves		\$165,057.30	
Reserve Interest		\$30.28	
	Total General Reserves Account		\$165,087.58
Current Year Earnings		\$41,417.42	
Retained Earnings		(\$14,552.58)	
	TOTAL EQUITY		\$191,952.42
	TOTAL LIABILITIES AND EQUITY		\$191,952.42

Balance Sheet

Wednesday, January 31, 2018

Townhome I

Cash Accounting Year Starts January 1, 2018

ASSETS

Current Assets

SVHOA Operating Account	\$7,737.31	
TH I Reserve Bank Account	\$96,561.46	
Total Current Assets		\$104,298.77

TOTAL ASSETS \$104,298.77

EQUITY

Current Year Earnings	\$672.00	
Retained Earnings	\$51,086.93	
TH I Reserve Account		
TH I Reserves	\$52,525.66	
TH I Reserves Interest	\$14.18	
Total TH I Reserve Account		\$52,539.84

TOTAL EQUITY \$104,298.77

TOTAL LIABILITIES AND EQUITY \$104,298.77

Balance Sheet

Wednesday, January 31, 2018

Townhome II

Cash Accounting Year Starts January 1, 2018

ASSETS

Current Assets

SVHOA Operating Account	\$11,586.23	
TH II Reserve Bank Acc.	\$181,088.59	
Townhome II Reserves CD	\$110,715.40	
Total Current Assets		\$303,390.22

TOTAL ASSETS \$303,390.22

EQUITY

General Reserves Account

Reserve Interest	\$42.30	
Total General Reserves Account		\$42.30

Current Year Earnings	(\$2,235.00)	
Retained Earnings	\$87,443.23	
TH II Reserve Account		
TH II Reserves	\$218,112.42	
TH II Reserves Interest	\$27.27	
Total TH II Reserve Account		\$218,139.69

TOTAL EQUITY \$303,390.22

TOTAL LIABILITIES AND EQUITY \$303,390.22

Balance Sheet

Wednesday, January 31, 2018

Westend Townhomes

Cash Accounting Year Starts January 1, 2018

ASSETS

Current Assets

SVHOA Operating Account	\$705.81	
Westend ReserveBK Account	\$64,073.27	
Total Current Assets		\$64,779.08

TOTAL ASSETS \$64,779.08

EQUITY

Current Year Earnings	(\$543.94)	
Retained Earnings	\$38,092.78	
Westend Reserve Account		
Westend Reserves	\$27,222.77	
Westend Reserves Interest	\$7.47	
Total Westend Reserve Account		\$27,230.24

TOTAL EQUITY \$64,779.08

TOTAL LIABILITIES AND EQUITY \$64,779.08

Unexpended Budget Report

Wednesday, January 31, 2018

2018 Alleyways Budget

Alley Annual Assessment Cash Accounting Year Starts January 1, 2018

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Alley Annual Assessment	14,045	14,000	45	14,045	14,000	45	36,210	22,165
Alley Reserves Interest	40	35	5	40	35	5	420	380
Total Income	14,085	14,035	50	14,085	14,035	50	36,630	22,545
TOTAL INCOME	14,085	14,035	50	14,085	14,035	50	36,630	22,545
EXPENSES								
Expenses								
Operating Expenses								
Alley Management	1,600	1,600	0	1,600	1,600	0	1,600	0
Alley Repairs/Seal Coat	0	0	0	0	0	0	8,000	8,000
Total Operating Expenses	1,600	1,600	0	1,600	1,600	0	9,600	8,000
Total Operating Expenses	1,600	1,600	0	1,600	1,600	0	9,600	8,000
TOTAL EXPENSES	1,600	1,600	0	1,600	1,600	0	9,600	8,000
NET INCOME (LOSS)	12,485	12,435	50	12,485	12,435	50	27,030	
UNEXPENDED (OVER EXPENDED)								14,545

Unexpended Budget Report

Wednesday, January 31, 2018

2018 Courtyard Budget

Courtyard Annual Dues Cash Accounting Year Starts January 1, 2018

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Courtyard Assessment	1,500	2,500	(1,000)	1,500	2,500	(1,000)	7,000	5,500
Total Income	1,500	2,500	(1,000)	1,500	2,500	(1,000)	7,000	5,500
TOTAL INCOME	1,500	2,500	(1,000)	1,500	2,500	(1,000)	7,000	5,500
EXPENSES								
Expenses								
Operating Expenses								
Courtyard Landscape	323	340	(17)	323	340	(17)	4,080	3,757
Courtyard Maintenance	0	0	0	0	0	0	124	124
Courtyard Managment Fee	1,200	1,200	0	1,200	1,200	0	1,200	0
Courtyard Mulch	0	0	0	0	0	0	1,800	1,800
Total Operating Expenses	1,523	1,540	(17)	1,523	1,540	(17)	7,204	5,681
Total Operating Expenses	1,523	1,540	(17)	1,523	1,540	(17)	7,204	5,681
TOTAL EXPENSES	1,523	1,540	(17)	1,523	1,540	(17)	7,204	5,681
NET INCOME (LOSS)	(23)	960	(983)	(23)	960	(983)	(204)	
UNEXPENDED (OVER EXPENDED)								(181)

Unexpended Budget Report

Wednesday, January 31, 2018

2018 Highgrove Townhomes Budget

Highgrove Townhomes Cash Accounting Year Starts January 1, 2018

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
HG Reserve Interest	8	0	8	8	0	8	0	(8)
HG TH Monthly Assessment	8,815	6,000	2,815	8,815	6,000	2,815	72,000	63,185
Reserve Interest	42	0	42	42	0	42	0	(42)
Total Income	8,865	6,000	2,865	8,865	6,000	2,865	72,000	63,135
TOTAL INCOME	8,865	6,000	2,865	8,865	6,000	2,865	72,000	63,135
EXPENSES								
Expenses								
Operating Expenses								
HG Landscape Non Contract	0	0	0	0	0	0	1,000	1,000
Highgrove Build Exterior	280	667	(387)	280	667	(387)	8,000	7,720
Highgrove FA Contract	726	550	176	726	550	176	2,185	1,459
Highgrove FA Electric	135	100	35	135	100	35	1,500	1,365
Highgrove FA Inspections	0	0	0	0	0	0	600	600
Highgrove FA Phone	670	600	70	670	600	70	7,200	6,530
Highgrove Landscape	810	852	(42)	810	852	(42)	10,224	9,414
Highgrove Management Fee	8,500	8,500	0	8,500	8,500	0	8,500	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	11,215	11,364	(149)	11,215	11,364	(149)	46,139	34,924
Total Operating Expenses	11,215	11,364	(149)	11,215	11,364	(149)	46,139	34,924
TOTAL EXPENSES	11,215	11,364	(149)	11,215	11,364	(149)	46,139	34,924
NET INCOME (LOSS)	(2,349)	(5,364)	3,015	(2,349)	(5,364)	3,015	25,861	
UNEXPENDED (OVER EXPENDED)								28,210

Unexpended Budget Report

Wednesday, January 31, 2018

2018 SVHOA Budget

Southern Village HOA Cash Accounting Year Starts January 1, 2018

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Annual Assessment	81,836	80,000	1,836	81,836	80,000	1,836	212,480	130,644
Assessment Class III	0	0	0	0	0	0	640	640
Assessment Sub-Associat.	2,730	2,730	0	2,730	2,730	0	20,930	18,200
Assessment SV Apartments	0	0	0	0	0	0	4,650	4,650
Late Fee Income	120	120	0	120	120	0	3,810	3,690
Other income	0	0	0	0	0	0	1,440	1,440
Reserve Interest	30	21	9	30	21	9	250	220
Total Income	84,716	82,871	1,845	84,716	82,871	1,845	244,200	159,484
TOTAL INCOME	84,716	82,871	1,845	84,716	82,871	1,845	244,200	159,484
EXPENSES								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Landscape	4,035	4,042	(7)	4,035	4,042	(7)	48,500	44,465
Mulch All Areas	0	0	0	0	0	0	9,000	9,000
Parks	0	1,250	(1,250)	0	1,250	(1,250)	15,000	15,000
Pond Care Contract	442	1,250	(808)	442	1,250	(808)	5,000	4,558
Pond- Major Maintenance	0	0	0	0	0	0	35,000	35,000
Trees (Maintenance)	0	6,750	(6,750)	0	6,750	(6,750)	27,000	27,000
Total Maintenance Expenses	4,477	13,292	(8,815)	4,477	13,292	(8,815)	139,500	135,023
Total Maintenance Expenses	4,477	13,292	(8,815)	4,477	13,292	(8,815)	139,500	135,023
Electric	150	250	(100)	150	250	(100)	3,000	2,850
Market Street Events	0	0	0	0	0	0	10,000	10,000
Other/ Contingency	100	375	(275)	100	375	(275)	4,500	4,400
Police Substation	0	0	0	0	0	0	5,000	5,000
Storm Water Charge	0	0	0	0	0	0	1,300	1,300
Trash Cans (Wkly Service)	600	600	0	600	600	0	7,800	7,200
Trees (Grinding/Replace)	0	3,250	(3,250)	0	3,250	(3,250)	13,000	13,000
Water & Sewer Common Area	62	500	(438)	62	500	(438)	6,000	5,938
Total Operating Expenses	5,389	18,267	(12,878)	5,389	18,267	(12,878)	190,100	184,711

Unexpended Budget Report

Wednesday, January 31, 2018

2018 SVHOA Budget (Continued)

Southern Village HOA Cash Accounting Year Starts January 1, 2018

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
SVHOA Administration								
Admin Misc. & Bank Fees	0	33	(33)	0	33	(33)	400	400
Audit	0	0	0	0	0	0	5,000	5,000
Insurance	0	0	0	0	0	0	9,500	9,500
Legal	0	208	(208)	0	208	(208)	2,500	2,500
Management Contract Fee	37,700	37,700	0	37,700	37,700	0	40,100	2,400
Printing & Postage	0	0	0	0	0	0	5,000	5,000
Tax Return Preparation	0	0	0	0	0	0	650	650
Website	180	250	(70)	180	250	(70)	3,000	2,820
Total SVHOA Administration	37,880	38,192	(312)	37,880	38,192	(312)	66,150	28,270
TOTAL EXPENSES	43,269	56,458	(13,190)	43,269	56,458	(13,190)	256,250	212,981
NET INCOME (LOSS)	41,448	26,413	15,035	41,448	26,413	15,035	(12,050)	
UNEXPENDED (OVER EXPENDED)								(53,498)

Unexpended Budget Report

Wednesday, January 31, 2018

2018 Townhome 1 Budget

Townhome I Cash Accounting Year Starts January 1, 2018

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
TH I Reserves Interest	14	0	14	14	0	14	0	(14)
Townhome I Assessment	3,024	2,016	1,008	3,024	2,016	1,008	24,192	21,168
Total Income	3,038	2,016	1,022	3,038	2,016	1,022	24,192	21,154
TOTAL INCOME	3,038	2,016	1,022	3,038	2,016	1,022	24,192	21,154
EXPENSES								
Expenses								
Operating Expenses								
TH I Building Exterior	0	166	(166)	0	166	(166)	2,000	2,000
TH I Landscape	352	371	(19)	352	371	(19)	4,452	4,100
TH I Management	2,000	2,000	0	2,000	2,000	0	2,000	0
TH I Mulch	0	0	0	0	0	0	1,350	1,350
TH I NonContract Landscap	0	0	0	0	0	0	2,000	2,000
TH I Termite Inspection	0	0	0	0	0	0	560	560
Total Operating Expenses	2,352	2,537	(185)	2,352	2,537	(185)	12,362	10,010
Total Operating Expenses	2,352	2,537	(185)	2,352	2,537	(185)	12,362	10,010
TOTAL EXPENSES	2,352	2,537	(185)	2,352	2,537	(185)	12,362	10,010
NET INCOME (LOSS)	686	(521)	1,207	686	(521)	1,207	11,830	
UNEXPENDED (OVER EXPENDED)								11,144

Unexpended Budget Report

Wednesday, January 31, 2018

2018 Townhome II Budget

Townhome II Cash Accounting Year Starts January 1, 2018

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Reserve Interest	42	0	42	42	0	42	0	(42)
TH II Monthly Assessment	4,545	4,400	145	4,545	4,400	145	52,800	48,255
TH II Reserves Interest	27	0	27	27	0	27	0	(27)
Total Income	4,615	4,400	215	4,615	4,400	215	52,800	48,185
TOTAL INCOME	4,615	4,400	215	4,615	4,400	215	52,800	48,185
EXPENSES								
Expenses								
Operating Expenses								
TH II Building Exterior	480	0	480	480	0	480	1,500	1,020
TH II Lansdscape	900	947	(47)	900	947	(47)	11,364	10,464
TH II Lndspe Non-Contract	0	0	0	0	0	0	3,000	3,000
TH II Management	5,400	5,400	0	5,400	5,400	0	5,400	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	6,780	6,347	433	6,780	6,347	433	28,589	21,809
Total Operating Expenses	6,780	6,347	433	6,780	6,347	433	28,589	21,809
TOTAL EXPENSES	6,780	6,347	433	6,780	6,347	433	28,589	21,809
NET INCOME (LOSS)	(2,165)	(1,947)	(218)	(2,165)	(1,947)	(218)	24,211	
UNEXPENDED (OVER EXPENDED)								26,376

Unexpended Budget Report

Wednesday, January 31, 2018

2018 Westend Townhomes Budget

Westend Townhomes Cash Accounting Year Starts January 1, 2018

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Westend Reserves Interest	7	0	7	7	0	7	0	(7)
Westend Townhomes	4,679	2,970	1,709	4,679	2,970	1,709	35,640	30,961
Total Income	4,686	2,970	1,716	4,686	2,970	1,716	35,640	30,954
TOTAL INCOME	4,686	2,970	1,716	4,686	2,970	1,716	35,640	30,954
EXPENSES								
Expenses								
Operating Expenses								
WE TH Landsape-NonContract	0	0	0	0	0	0	3,000	3,000
Westend Building Exterior	115	0	115	115	0	115	1,000	885
Westend FA Contract	482	500	(18)	482	500	(18)	3,000	2,518
Westend FA Electric	139	80	59	139	80	59	1,000	861
Westend FA Inspections	0	0	0	0	0	0	2,700	2,700
Westend FA Phone	446	300	146	446	300	146	3,600	3,154
Westend Landscape	440	463	(23)	440	463	(23)	5,556	5,116
Westend Management	3,600	3,600	0	3,600	3,600	0	3,600	0
Westend Mulch	0	0	0	0	0	0	1,800	1,800
Westend Termite Inspect	0	0	0	0	0	0	770	770
Total Operating Expenses	5,223	4,943	280	5,223	4,943	280	26,026	20,803
Total Operating Expenses	5,223	4,943	280	5,223	4,943	280	26,026	20,803
TOTAL EXPENSES	5,223	4,943	280	5,223	4,943	280	26,026	20,803
NET INCOME (LOSS)	(536)	(1,973)	1,437	(536)	(1,973)	1,437	9,614	
UNEXPENDED (OVER EXPENDED)								10,150