

# Balance Sheet

Wednesday, February 28, 2018

## Alley Annual Assessment

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

Alley Reserves Bank Acc.	\$250,791.67	
SVHOA Operating Account	\$24,880.12	
Total Current Assets		\$275,671.79

TOTAL ASSETS \$275,671.79

### EQUITY

Alley Reserve Account		
Alley Reserves	\$170,925.89	
Alley Reserves Interest	\$77.99	
Total Alley Reserve Account		\$171,003.88
Current Year Earnings	\$24,800.00	
Retained Earnings	\$79,867.91	

TOTAL EQUITY \$275,671.79

TOTAL LIABILITIES AND EQUITY \$275,671.79

# Balance Sheet

Wednesday, February 28, 2018

## Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

SVHOA Operating Account

\$6,755.25

Total Current Assets

\$6,755.25

TOTAL ASSETS

\$6,755.25

### EQUITY

Current Year Earnings

\$1,137.00

Retained Earnings

\$5,618.25

TOTAL EQUITY

\$6,755.25

TOTAL LIABILITIES AND EQUITY

\$6,755.25

# Balance Sheet

Wednesday, February 28, 2018

## Highgrove Townhomes

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

HG TH Reserves Bank Acc.	\$86,578.60	
Highgrove TH Reserves CD	\$110,757.71	
SVHOA Operating Account	\$8,127.83	
Total Current Assets		\$205,464.14

TOTAL ASSETS \$205,464.14

### EQUITY

Highgrove TH Reserve Acc.		
HG Reserve Interest	\$60.32	
Highgrove TH Reserves	\$141,894.49	
Total Highgrove TH Reserve Acc.		\$141,954.81
General Reserves Account		
Reserve Interest	\$42.30	
Total General Reserves Account		\$42.30
Current Year Earnings	\$1,012.79	
Retained Earnings	\$62,454.24	

TOTAL EQUITY \$205,464.14

TOTAL LIABILITIES AND EQUITY \$205,464.14

# Balance Sheet

Wednesday, February 28, 2018

## Southern Village HOA

Cash Accounting Year Starts January 1, 2018

### ASSETS

General Reserves Account			
General Reserves Bank Acc		\$173,801.95	
	Total General Reserves Account		\$173,801.95
Current Assets			
SVHOA Operating Account		\$88,543.35	
	Total Current Assets		\$88,543.35
	<b>TOTAL ASSETS</b>		<b>\$262,345.30</b>

### EQUITY

General Reserves Account			
General Reserves		\$165,057.30	
Reserve Interest		\$56.94	
	Total General Reserves Account		\$165,114.24
Current Year Earnings		\$111,783.64	
Retained Earnings		(\$14,552.58)	
	<b>TOTAL EQUITY</b>		<b>\$262,345.30</b>
	<b>TOTAL LIABILITIES AND EQUITY</b>		<b>\$262,345.30</b>

# Balance Sheet

Wednesday, February 28, 2018

## Townhome I

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

SVHOA Operating Account	\$9,482.31	
TH I Reserve Bank Account	\$96,576.28	
Total Current Assets		\$106,058.59

TOTAL ASSETS		<u>\$106,058.59</u>
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### EQUITY

Current Year Earnings	\$2,417.00	
Retained Earnings	\$51,086.93	
TH I Reserve Account		
TH I Reserves	\$52,525.66	
TH I Reserves Interest	\$29.00	
Total TH I Reserve Account		\$52,554.66

TOTAL EQUITY		<u>\$106,058.59</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$106,058.59</u>
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# Balance Sheet

Wednesday, February 28, 2018

## Townhome II

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

SVHOA Operating Account	\$15,250.69	
TH II Reserve Bank Acc.	\$181,116.37	
Townhome II Reserves CD	\$110,757.71	
Total Current Assets		\$307,124.77

TOTAL ASSETS \$307,124.77

### EQUITY

#### General Reserves Account

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

Current Year Earnings	\$1,429.46	
Retained Earnings	\$87,443.23	
TH II Reserve Account		
TH II Reserves	\$218,112.42	
TH II Reserves Interest	\$97.36	
Total TH II Reserve Account		\$218,209.78

TOTAL EQUITY \$307,124.77

TOTAL LIABILITIES AND EQUITY \$307,124.77

# Balance Sheet

Wednesday, February 28, 2018

## Westend Townhomes

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

SVHOA Operating Account	\$2,472.79	
Westend ReserveBK Account	\$64,080.64	
Total Current Assets		\$66,553.43

TOTAL ASSETS \$66,553.43

### EQUITY

Current Year Earnings	\$1,223.04	
Retained Earnings	\$38,092.78	
Westend Reserve Account		
Westend Reserves	\$27,222.77	
Westend Reserves Interest	\$14.84	
Total Westend Reserve Account		\$27,237.61

TOTAL EQUITY \$66,553.43

TOTAL LIABILITIES AND EQUITY \$66,553.43

# Unexpended Budget Report

Wednesday, February 28, 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
<b>INCOME</b>								
Income								
Alley Annual Assessment	12,355	6,000	6,355	26,400	20,000	6,400	36,210	9,810
Alley Reserves Interest	38	35	3	78	70	8	420	342
Total Income	12,393	6,035	6,358	26,478	20,070	6,408	36,630	10,152
TOTAL INCOME	12,393	6,035	6,358	26,478	20,070	6,408	36,630	10,152
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Alley Management	0	0	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	0	0	0	1,600	1,600	0	9,600	8,000
Total Operating Expenses	0	0	0	1,600	1,600	0	9,600	8,000
TOTAL EXPENSES	0	0	0	1,600	1,600	0	9,600	8,000
NET INCOME (LOSS)	12,393	6,035	6,358	24,878	18,470	6,408	27,030	
<b>UNEXPENDED (OVER EXPENDED)</b>								2,152



# Unexpended Budget Report

Wednesday, February 28, 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
<b>INCOME</b>								
Income								
Courtyard Assessment	1,500	2,500	(1,000)	3,000	5,000	(2,000)	7,000	4,000
Total Income	1,500	2,500	(1,000)	3,000	5,000	(2,000)	7,000	4,000
<b>TOTAL INCOME</b>	<b>1,500</b>	<b>2,500</b>	<b>(1,000)</b>	<b>3,000</b>	<b>5,000</b>	<b>(2,000)</b>	<b>7,000</b>	<b>4,000</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Courtyard Landscape	340	340	0	663	680	(17)	4,080	3,417
Courtyard Maintenance	0	0	0	0	0	0	124	124
Courtyard Management Fee	0	0	0	1,200	1,200	0	1,200	0
Courtyard Mulch	0	0	0	0	0	0	1,800	1,800
Total Operating Expenses	340	340	0	1,863	1,880	(17)	7,204	5,341
Total Operating Expenses	340	340	0	1,863	1,880	(17)	7,204	5,341
<b>TOTAL EXPENSES</b>	<b>340</b>	<b>340</b>	<b>0</b>	<b>1,863</b>	<b>1,880</b>	<b>(17)</b>	<b>7,204</b>	<b>5,341</b>
<b>NET INCOME (LOSS)</b>	<b>1,160</b>	<b>2,160</b>	<b>(1,000)</b>	<b>1,137</b>	<b>3,120</b>	<b>(1,983)</b>	<b>(204)</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(1,341)</b>

# Unexpended Budget Report

Wednesday, February 28, 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
<b>INCOME</b>								
Income								
HG Reserve Interest	52	0	52	60	0	60	0	(60)
HG TH Monthly Assessment	5,250	6,000	(750)	14,065	12,000	2,065	72,000	57,935
Reserve Interest	0	0	0	42	0	42	0	(42)
Total Income	5,302	6,000	(698)	14,168	12,000	2,168	72,000	57,832
<b>TOTAL INCOME</b>	<b>5,302</b>	<b>6,000</b>	<b>(698)</b>	<b>14,168</b>	<b>12,000</b>	<b>2,168</b>	<b>72,000</b>	<b>57,832</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
HG Landscape Non Contract	0	0	0	0	0	0	1,000	1,000
Highgrove Build Exterior	498	667	(169)	778	1,334	(556)	8,000	7,222
Highgrove FA Contract	0	0	0	726	550	176	2,185	1,459
Highgrove FA Electric	171	100	71	306	200	106	1,500	1,194
Highgrove FA Inspections	0	0	0	0	0	0	600	600
Highgrove FA Phone	223	600	(377)	893	1,200	(307)	7,200	6,307
Highgrove Landscape	852	852	0	1,662	1,704	(42)	10,224	8,562
Highgrove Management Fee	0	0	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)	188	190	(2)	3,000	2,812
Total Operating Expenses	1,838	2,314	(476)	13,052	13,678	(626)	46,139	33,087
Total Operating Expenses	1,838	2,314	(476)	13,052	13,678	(626)	46,139	33,087
<b>TOTAL EXPENSES</b>	<b>1,838</b>	<b>2,314</b>	<b>(476)</b>	<b>13,052</b>	<b>13,678</b>	<b>(626)</b>	<b>46,139</b>	<b>33,087</b>
<b>NET INCOME (LOSS)</b>	<b>3,465</b>	<b>3,686</b>	<b>(221)</b>	<b>1,115</b>	<b>(1,678)</b>	<b>2,793</b>	<b>25,861</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>24,746</b>

# Unexpended Budget Report

Wednesday, February 28, 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
<b>INCOME</b>								
Income								
Annual Assessment	78,694	60,000	18,694	160,530	140,000	20,530	212,480	51,950
Assessment Class III	640	640	0	640	640	0	640	0
Assessment Sub-Associat.	5,733	6,000	(267)	8,463	8,730	(267)	20,930	12,467
Assessment SV Apartments	4,650	4,650	0	4,650	4,650	0	4,650	0
Late Fee Income	40	100	(60)	160	220	(60)	3,810	3,650
NSF Fee	20	0	20	20	0	20	0	(20)
Other income	0	0	0	0	0	0	1,440	1,440
Reserve Interest	27	21	6	57	42	15	250	193
Total Income	89,804	71,411	18,393	174,520	154,282	20,238	244,200	69,680
TOTAL INCOME	89,804	71,411	18,393	174,520	154,282	20,238	244,200	69,680
<b>EXPENSES</b>								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Landscape	150	4,042	(3,892)	4,185	8,083	(3,898)	48,500	44,315
Mulch All Areas	0	0	0	0	0	0	9,000	9,000
Parks	0	1,250	(1,250)	0	2,500	(2,500)	15,000	15,000
Pond Care Contract	0	0	0	442	1,250	(808)	5,000	4,558
Pond- Major Maintenance	0	35,000	(35,000)	0	35,000	(35,000)	35,000	35,000
Trees (Maintenance)	0	0	0	0	6,750	(6,750)	27,000	27,000
Total Maintenance Expenses	150	40,292	(40,142)	4,627	53,583	(48,957)	139,500	134,873
Total Maintenance Expenses	150	40,292	(40,142)	4,627	53,583	(48,957)	139,500	134,873
Electric	246	250	(4)	396	500	(104)	3,000	2,604
Market Street Events	0	0	0	0	0	0	10,000	10,000
Other/ Contingency	0	375	(375)	100	750	(650)	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	1,200	1,200	0	7,800	6,600
Trees (Grinding/Replace)	13,200	0	13,200	13,200	3,250	9,950	13,000	(200)
Water & Sewer Common Area	47	500	(453)	109	1,000	(891)	6,000	5,891

# Unexpended Budget Report

Wednesday, February 28, 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)								
Total Operating Expenses	14,243	42,017	(27,773)	19,632	60,283	(40,651)	190,100	170,468
SVHOA Administration								
Admin Misc. & Bank Fees	43	33	10	43	67	(23)	400	357
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	417	(417)	2,500	2,500
Management Contract Fee	2,400	2,400	0	40,100	40,100	0	40,100	0
Printing & Postage	2,544	2,500	44	2,544	2,500	44	5,000	2,456
Tax Return Preparation	0	0	0	0	0	0	650	650
Website	180	250	(70)	360	500	(140)	3,000	2,640
Total SVHOA Administration	5,167	5,392	(224)	43,047	43,583	(536)	66,150	23,103
TOTAL EXPENSES	19,411	47,408	(27,998)	62,679	103,867	(41,187)	256,250	193,571
NET INCOME (LOSS)	70,393	24,003	46,390	111,841	50,415	61,426	(12,050)	
UNEXPENDED (OVER EXPENDED)								(123,891)

# Unexpended Budget Report

Wednesday, February 28, 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
<b>INCOME</b>								
Income								
TH I Reserves Interest	15	0	15	29	0	29	0	(29)
Townhome I Assessment	2,116	2,016	100	5,140	4,032	1,108	24,192	19,052
Total Income	2,131	2,016	115	5,169	4,032	1,137	24,192	19,023
<b>TOTAL INCOME</b>	<b>2,131</b>	<b>2,016</b>	<b>115</b>	<b>5,169</b>	<b>4,032</b>	<b>1,137</b>	<b>24,192</b>	<b>19,023</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH I Building Exterior	0	168	(168)	0	334	(334)	2,000	2,000
TH I Landscape	371	371	0	723	742	(19)	4,452	3,729
TH I Management	0	0	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	371	539	(168)	2,723	3,076	(353)	12,362	9,639
Total Operating Expenses	371	539	(168)	2,723	3,076	(353)	12,362	9,639
<b>TOTAL EXPENSES</b>	<b>371</b>	<b>539</b>	<b>(168)</b>	<b>2,723</b>	<b>3,076</b>	<b>(353)</b>	<b>12,362</b>	<b>9,639</b>
<b>NET INCOME (LOSS)</b>	<b>1,760</b>	<b>1,477</b>	<b>283</b>	<b>2,446</b>	<b>956</b>	<b>1,490</b>	<b>11,830</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>9,384</b>

# Unexpended Budget Report

Wednesday, February 28, 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
<b>INCOME</b>								
Income								
Reserve Interest	0	0	0	42	0	42	0	(42)
TH II Monthly Assessment	4,910	4,400	510	9,455	8,800	655	52,800	43,345
TH II Reserves Interest	70	0	70	97	0	97	0	(97)
Total Income	4,980	4,400	580	9,595	8,800	795	52,800	43,205
<b>TOTAL INCOME</b>	<b>4,980</b>	<b>4,400</b>	<b>580</b>	<b>9,595</b>	<b>8,800</b>	<b>795</b>	<b>52,800</b>	<b>43,205</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH II Building Exterior	299	0	299	779	0	779	1,500	721
TH II Lansdscape	947	947	0	1,847	1,894	(47)	11,364	9,517
TH II Lndspe Non-Contract	0	0	0	0	0	0	3,000	3,000
TH II Management	0	0	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	1,246	947	299	8,026	7,294	732	28,589	20,563
Total Operating Expenses	1,246	947	299	8,026	7,294	732	28,589	20,563
<b>TOTAL EXPENSES</b>	<b>1,246</b>	<b>947</b>	<b>299</b>	<b>8,026</b>	<b>7,294</b>	<b>732</b>	<b>28,589</b>	<b>20,563</b>
<b>NET INCOME (LOSS)</b>	<b>3,735</b>	<b>3,453</b>	<b>282</b>	<b>1,569</b>	<b>1,506</b>	<b>63</b>	<b>24,211</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>22,642</b>

# Unexpended Budget Report

Wednesday, February 28, 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
<b>INCOME</b>								
Income								
Westend Reserves Interest	7	0	7	15	0	15	0	(15)
Westend Townhomes	2,835	2,970	(135)	7,514	5,940	1,574	35,640	28,126
Total Income	2,842	2,970	(128)	7,529	5,940	1,589	35,640	28,111
<b>TOTAL INCOME</b>	<b>2,842</b>	<b>2,970</b>	<b>(128)</b>	<b>7,529</b>	<b>5,940</b>	<b>1,589</b>	<b>35,640</b>	<b>28,111</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
WE TH Landscope-NonContract	0	0	0	0	0	0	3,000	3,000
Westend Building Exterior	0	0	0	115	0	115	1,000	885
Westend FA Contract	0	0	0	482	500	(18)	3,000	2,518
Westend FA Electric	158	80	78	298	160	138	1,000	702
Westend FA Inspections	0	0	0	0	0	0	2,700	2,700
Westend FA Phone	447	300	147	893	600	293	3,600	2,707
Westend Landscape	463	463	0	903	926	(23)	5,556	4,653
Westend Management	0	0	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	1,068	843	225	6,291	5,786	505	26,026	19,735
Total Operating Expenses	1,068	843	225	6,291	5,786	505	26,026	19,735
<b>TOTAL EXPENSES</b>	<b>1,068</b>	<b>843</b>	<b>225</b>	<b>6,291</b>	<b>5,786</b>	<b>505</b>	<b>26,026</b>	<b>19,735</b>
<b>NET INCOME (LOSS)</b>	<b>1,774</b>	<b>2,127</b>	<b>(353)</b>	<b>1,238</b>	<b>154</b>	<b>1,084</b>	<b>9,614</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>8,376</b>