

Balance Sheet

Saturday, March 31, 2018

Alley Annual Assessment

Cash Accounting Year Starts January 1, 2018

ASSETS

Current Assets

Alley Reserves Bank Acc.	\$250,834.28	
SVHOA Operating Account	\$29,810.12	
Total Current Assets		\$280,644.40

TOTAL ASSETS \$280,644.40

EQUITY

Alley Reserve Account

Alley Reserves	\$170,925.89	
Alley Reserves Interest	\$120.60	
Total Alley Reserve Account		\$171,046.49

Current Year Earnings	\$29,730.00	
Retained Earnings	\$79,867.91	

TOTAL EQUITY \$280,644.40

TOTAL LIABILITIES AND EQUITY \$280,644.40

Balance Sheet

Saturday, March 31, 2018

Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2018

ASSETS

Current Assets

SVHOA Operating Account

\$8,875.25

Total Current Assets

\$8,875.25

TOTAL ASSETS

\$8,875.25

EQUITY

Current Year Earnings

\$3,257.00

Retained Earnings

\$5,618.25

TOTAL EQUITY

\$8,875.25

TOTAL LIABILITIES AND EQUITY

\$8,875.25

Balance Sheet

Saturday, March 31, 2018

Highgrove Townhomes

Cash Accounting Year Starts January 1, 2018

ASSETS

Current Assets

HG TH Reserves Bank Acc.	\$86,589.63	
Highgrove TH Reserves CD	\$110,795.95	
SVHOA Operating Account	\$9,833.96	
Total Current Assets		\$207,219.54

TOTAL ASSETS \$207,219.54

EQUITY

Highgrove TH Reserve Acc.		
HG Reserve Interest	\$151.89	
Highgrove TH Reserves	\$141,894.49	
Total Highgrove TH Reserve Acc.		\$142,046.38
Current Year Earnings	\$2,718.92	
Retained Earnings	\$62,454.24	

TOTAL EQUITY \$207,219.54

TOTAL LIABILITIES AND EQUITY \$207,219.54

Balance Sheet

Saturday, March 31, 2018

Southern Village HOA

Cash Accounting Year Starts January 1, 2018

ASSETS

General Reserves Account			
General Reserves Bank Acc		\$173,831.48	
	Total General Reserves Account		\$173,831.48
Current Assets			
SVHOA Operating Account		\$63,046.30	
	Total Current Assets		\$63,046.30
	TOTAL ASSETS		<u>\$236,877.78</u>

EQUITY

General Reserves Account			
General Reserves		\$165,057.30	
Reserve Interest		\$86.47	
	Total General Reserves Account		\$165,143.77
Current Year Earnings		\$86,286.59	
Retained Earnings		(\$14,552.58)	
	TOTAL EQUITY		<u>\$236,877.78</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$236,877.78</u>

Balance Sheet

Saturday, March 31, 2018

Townhome I

Cash Accounting Year Starts January 1, 2018

ASSETS

Current Assets

SVHOA Operating Account	\$9,670.77	
TH I Reserve Bank Account	\$96,592.68	
Total Current Assets		\$106,263.45

TOTAL ASSETS \$106,263.45

EQUITY

Current Year Earnings	\$2,605.46	
Retained Earnings	\$51,086.93	
TH I Reserve Account		
TH I Reserves	\$52,525.66	
TH I Reserves Interest	\$45.40	
Total TH I Reserve Account		\$52,571.06

TOTAL EQUITY \$106,263.45

TOTAL LIABILITIES AND EQUITY \$106,263.45

Balance Sheet

Saturday, March 31, 2018

Townhome II

Cash Accounting Year Starts January 1, 2018

ASSETS

Current Assets

SVHOA Operating Account	\$17,839.64	
TH II Reserve Bank Acc.	\$181,147.14	
Townhome II Reserves CD	\$110,795.95	
Total Current Assets		\$309,782.73

TOTAL ASSETS \$309,782.73

EQUITY

General Reserves Account

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

Current Year Earnings	\$4,049.18	
Retained Earnings	\$87,443.23	
TH II Reserve Account		
TH II Reserves	\$218,112.42	
TH II Reserves Interest	\$135.60	
Total TH II Reserve Account		\$218,248.02

TOTAL EQUITY \$309,782.73

TOTAL LIABILITIES AND EQUITY \$309,782.73

Balance Sheet

Saturday, March 31, 2018

Westend Townhomes

Cash Accounting Year Starts January 1, 2018

ASSETS

Current Assets

SVHOA Operating Account	\$4,842.45	
Westend ReserveBK Account	\$64,088.81	
Total Current Assets		\$68,931.26

TOTAL ASSETS		<u>\$68,931.26</u>
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EQUITY

Current Year Earnings	\$3,592.70	
Retained Earnings	\$38,092.78	
Westend Reserve Account		
Westend Reserves	\$27,222.77	
Westend Reserves Interest	\$23.01	
Total Westend Reserve Account		\$27,245.78

TOTAL EQUITY		<u>\$68,931.26</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$68,931.26</u>
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Unexpended Budget Report

Saturday, March 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	4,930	5,000	(70)	31,330	25,000	6,330	36,210	4,880
Alley Reserves Interest	43	35	8	121	105	16	420	299
Total Income	4,973	5,035	(62)	31,451	25,105	6,346	36,630	5,179
TOTAL INCOME	4,973	5,035	(62)	31,451	25,105	6,346	36,630	5,179
EXPENSES								
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)	4,973	5,035	(62)	29,851	23,505	6,346	27,030	
UNEXPENDED (OVER EXPENDED)								(2,821)

Unexpended Budget Report

Saturday, March 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	4,000	1,500	2,500	7,000	6,500	500	7,000	0
Total Income	4,000	1,500	2,500	7,000	6,500	500	7,000	0
TOTAL INCOME	4,000	1,500	2,500	7,000	6,500	500	7,000	0
EXPENSES								
Expenses								
Operating Expenses								
Courtyard Landscape	1,880	340	1,540	2,543	1,020	1,523	4,080	1,537
Courtyard Maintenance	0	0	0	0	0	0	124	124
Courtyard Managment 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	1,880	340	1,540	3,743	2,220	1,523	7,204	3,461
Total Operating Expenses	1,880	340	1,540	3,743	2,220	1,523	7,204	3,461
TOTAL EXPENSES	1,880	340	1,540	3,743	2,220	1,523	7,204	3,461
NET INCOME (LOSS)	2,120	1,160	960	3,257	4,280	(1,023)	(204)	
UNEXPENDED (OVER EXPENDED)								(3,461)

Unexpended Budget Report

Saturday, March 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	49	0	49	152	0	152	0	(152)
HG TH Monthly Assessment	5,250	6,000	(750)	19,315	18,000	1,315	72,000	52,685
Total Income	5,299	6,000	(701)	19,467	18,000	1,467	72,000	52,533
TOTAL INCOME	5,299	6,000	(701)	19,467	18,000	1,467	72,000	52,533
EXPENSES								
Expenses								
Operating Expenses								
HG Landscape Non Contract	1,220	0	1,220	1,220	0	1,220	1,000	(220)
Highgrove Build Exterior	325	665	(340)	1,102	1,999	(897)	8,000	6,898
Highgrove FA Contract	432	0	432	1,158	550	608	2,185	1,027
Highgrove FA Electric	131	100	31	437	300	137	1,500	1,063
Highgrove FA Inspections	0	0	0	0	0	0	600	600
Highgrove FA Phone	1,342	600	742	2,234	1,800	434	7,200	4,966
Highgrove Landscape	0	852	(852)	1,662	2,556	(894)	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	0	95	(95)	188	285	(97)	3,000	2,812
Total Operating Expenses	3,450	2,312	1,138	16,502	15,990	512	46,139	29,637
Water & Sewer Common Area	94	0	94	94	0	94	0	(94)
Total Operating Expenses	3,544	2,312	1,232	16,596	15,990	606	46,139	29,543
TOTAL EXPENSES	3,544	2,312	1,232	16,596	15,990	606	46,139	29,543
NET INCOME (LOSS)	1,755	3,688	(1,933)	2,871	2,010	861	25,861	
UNEXPENDED (OVER EXPENDED)								22,990

Unexpended Budget Report

Saturday, March 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	22,675	30,000	(7,325)	183,205	170,000	13,205	212,480	29,275
Assessment Class III	0	0	0	640	640	0	640	0
Assessment Sub-Associat.	12,467	12,200	267	20,930	20,930	0	20,930	0
Assessment SV Apartments	0	0	0	4,650	4,650	0	4,650	0
Late Fee Income	60	200	(140)	220	420	(200)	3,810	3,590
NSF Fee	12	0	12	32	0	32	0	(32)
Other income	0	1,440	(1,440)	0	1,440	(1,440)	1,440	1,440
Reserve Interest	30	21	9	86	62	24	250	164
Total Income	35,244	43,861	(8,617)	209,763	198,142	11,621	244,200	34,437
TOTAL INCOME	35,244	43,861	(8,617)	209,763	198,142	11,621	244,200	34,437
EXPENSES								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Landscape	8,070	4,042	4,028	12,255	12,125	130	48,500	36,245
Mulch All Areas	0	9,000	(9,000)	0	9,000	(9,000)	9,000	9,000
Parks	126	1,250	(1,124)	126	3,750	(3,624)	15,000	14,874
Pond Care Contract	0	0	0	442	1,250	(808)	5,000	4,558
Pond- Major Maintenance	34,787	0	34,787	34,787	35,000	(213)	35,000	213
Trees (Maintenance)	1,813	0	1,813	1,813	6,750	(4,937)	27,000	25,187
Total Maintenance Expenses	44,796	14,292	30,504	49,422	67,875	(18,453)	139,500	90,078
Total Maintenance Expenses	44,796	14,292	30,504	49,422	67,875	(18,453)	139,500	90,078
Electric	238	250	(12)	635	750	(115)	3,000	2,365
Market Street Events	10,000	0	10,000	10,000	0	10,000	10,000	0
Other/ Contingency	30	375	(345)	130	1,125	(995)	4,500	4,370
Police Substation	5,000	0	5,000	5,000	0	5,000	5,000	0
Storm Water Charge	0	0	0	0	0	0	1,300	1,300
Trash Cans (Wkly Service)	600	750	(150)	1,800	1,950	(150)	7,800	6,000
Trees (Grinding/Replace)	0	0	0	13,200	3,250	9,950	13,000	(200)
Water & Sewer Common Area	47	500	(453)	156	1,500	(1,344)	6,000	5,844

Unexpended Budget Report

Saturday, March 31, 2018

2018 SVHOA Budget (Continued)

Southern Village HOA Cash Accounting Year Starts January 1, 2018

EXPENSES (Continued)	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
Total Operating Expenses	60,711	16,167	44,544	80,343	76,450	3,893	190,100	109,757
SVHOA Administration								
Admin Misc. & Bank Fees	0	33	(33)	43	100	(57)	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	625	(625)	2,500	2,500
Management Contract Fee	0	0	0	40,100	40,100	0	40,100	0
Printing & Postage	0	0	0	2,544	2,500	44	5,000	2,456
Tax Return Preparation	0	0	0	0	0	0	650	650
Website	0	250	(250)	360	750	(390)	3,000	2,640
Total SVHOA Administration	0	492	(492)	43,047	44,075	(1,028)	66,150	23,103
TOTAL EXPENSES	60,711	16,658	44,053	123,390	120,525	2,865	256,250	132,860
NET INCOME (LOSS)	(25,468)	27,203	(52,670)	86,373	77,618	8,756	(12,050)	
UNEXPENDED (OVER EXPENDED)								(98,423)

Unexpended Budget Report

Saturday, March 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	16	0	16	45	0	45	0	(45)
Townhome I Assessment	1,512	2,016	(504)	6,652	6,048	604	24,192	17,540
Total Income	1,528	2,016	(488)	6,697	6,048	649	24,192	17,495
TOTAL INCOME								
	1,528	2,016	(488)	6,697	6,048	649	24,192	17,495
EXPENSES								
Expenses								
Operating Expenses								
TH I Building Exterior	299	190	109	299	524	(225)	2,000	1,701
TH I Landscape	0	371	(371)	723	1,113	(390)	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	1,025	0	1,025	1,025	0	1,025	2,000	975
TH I Termite Inspection	0	0	0	0	0	0	560	560
Total Operating Expenses	1,324	561	763	4,047	3,637	410	12,362	8,315
Total Operating Expenses	1,324	561	763	4,047	3,637	410	12,362	8,315
TOTAL EXPENSES								
	1,324	561	763	4,047	3,637	410	12,362	8,315
NET INCOME (LOSS)								
	205	1,455	(1,250)	2,651	2,411	240	11,830	
UNEXPENDED (OVER EXPENDED)								9,179

Unexpended Budget Report

Saturday, March 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	0	0	0	42	0	42	0	(42)
TH II Monthly Assessment	4,806	4,400	406	14,261	13,200	1,061	52,800	38,539
TH II Reserves Interest	38	0	38	136	0	136	0	(136)
Total Income	4,844	4,400	444	14,439	13,200	1,239	52,800	38,361
TOTAL INCOME	4,844	4,400	444	14,439	13,200	1,239	52,800	38,361
EXPENSES								
Expenses								
Operating Expenses								
TH II Building Exterior	398	0	398	1,177	0	1,177	1,500	323
TH II Lansdscape	0	947	(947)	1,847	2,841	(994)	11,364	9,517
TH II Lndspe Non-Contract	1,788	0	1,788	1,788	0	1,788	3,000	1,212
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	2,186	947	1,239	10,212	8,241	1,971	28,589	18,377
Total Operating Expenses	2,186	947	1,239	10,212	8,241	1,971	28,589	18,377
TOTAL EXPENSES	2,186	947	1,239	10,212	8,241	1,971	28,589	18,377
NET INCOME (LOSS)	2,658	3,453	(795)	4,227	4,959	(732)	24,211	
UNEXPENDED (OVER EXPENDED)								19,984

Unexpended Budget Report

Saturday, March 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	8	0	8	23	0	23	0	(23)
Westend Townhomes	3,125	2,970	155	10,639	8,910	1,729	35,640	25,001
Total Income	3,133	2,970	163	10,662	8,910	1,752	35,640	24,978
TOTAL INCOME	3,133	2,970	163	10,662	8,910	1,752	35,640	24,978
EXPENSES								
Expenses								
Operating Expenses								
WE TH Landscape-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	337	0	337	819	500	319	3,000	2,181
Westend FA Electric	121	80	41	418	240	178	1,000	582
Westend FA Inspections	0	0	0	0	0	0	2,700	2,700
Westend FA Phone	298	300	(2)	1,191	900	291	3,600	2,409
Westend Landscape	0	463	(463)	903	1,389	(486)	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	755	843	(88)	7,046	6,629	417	26,026	18,980
Total Operating Expenses	755	843	(88)	7,046	6,629	417	26,026	18,980
TOTAL EXPENSES	755	843	(88)	7,046	6,629	417	26,026	18,980
NET INCOME (LOSS)	2,378	2,127	251	3,616	2,281	1,335	9,614	
UNEXPENDED (OVER EXPENDED)								5,998