

# Balance Sheet

Saturday, June 30, 2018

## Alley Annual Assessment

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

Alley CD	\$100,000.00	
Alley Reserves Bank Acc.	\$151,321.50	
SVHOA Operating Account	\$24,240.12	
Total Current Assets		\$275,561.62

TOTAL ASSETS \$275,561.62

### EQUITY

Alley Reserve Account		
Alley Reserves	\$170,925.89	
Alley Reserves Interest	\$607.82	
Total Alley Reserve Account		\$171,533.71
Current Year Earnings	\$24,160.00	
Retained Earnings	\$79,867.91	

TOTAL EQUITY \$275,561.62

TOTAL LIABILITIES AND EQUITY \$275,561.62

# Balance Sheet

Saturday, June 30, 2018

## Courtyard Annual Dues

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

SVHOA Operating Account

\$5,720.25

Total Current Assets

\$5,720.25

TOTAL ASSETS

\$5,720.25

### EQUITY

Current Year Earnings

\$102.00

Retained Earnings

\$5,618.25

TOTAL EQUITY

\$5,720.25

TOTAL LIABILITIES AND EQUITY

\$5,720.25

# Balance Sheet

Saturday, June 30, 2018

## Highgrove Townhomes

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

HG TH Reserves Bank Acc.	\$86,854.66	
Highgrove TH Reserves CD	\$110,921.67	
SVHOA Operating Account	\$9,664.48	
Total Current Assets		\$207,440.81

TOTAL ASSETS \$207,440.81

### EQUITY

Highgrove TH Reserve Acc.		
HG Reserve Interest	\$542.64	
Highgrove TH Reserves	\$141,894.49	
Total Highgrove TH Reserve Acc.		\$142,437.13
Current Year Earnings	\$2,549.44	
Retained Earnings	\$62,454.24	

TOTAL EQUITY \$207,440.81

TOTAL LIABILITIES AND EQUITY \$207,440.81

# Balance Sheet

Saturday, June 30, 2018

## Southern Village HOA

Cash Accounting Year Starts January 1, 2018

### ASSETS

General Reserves Account			
General Reserves Bank Acc		\$74,082.81	
	Total General Reserves Account		\$74,082.81
Current Assets			
Reserves CD		\$100,000.00	
SVHOA Operating Account		\$54,492.43	
	Total Current Assets		\$154,492.43
	TOTAL ASSETS		<u>\$228,575.24</u>

### EQUITY

General Reserves Account			
General Reserves		\$165,057.30	
Reserve Interest		\$337.80	
	Total General Reserves Account		\$165,395.10
Current Year Earnings		\$77,732.72	
Retained Earnings		(\$14,552.58)	
	TOTAL EQUITY		<u>\$228,575.24</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$228,575.24</u>

# Balance Sheet

Saturday, June 30, 2018

## Townhome I

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

SVHOA Operating Account	\$12,917.17	
TH I Reserve Bank Account	\$96,888.60	
Total Current Assets		\$109,805.77

TOTAL ASSETS \$109,805.77

### EQUITY

Current Year Earnings	\$5,851.86	
Retained Earnings	\$51,086.93	
TH I Reserve Account		
TH I Reserves	\$52,525.66	
TH I Reserves Interest	\$341.32	
Total TH I Reserve Account		\$52,866.98

TOTAL EQUITY \$109,805.77

TOTAL LIABILITIES AND EQUITY \$109,805.77

# Balance Sheet

Saturday, June 30, 2018

## Townhome II

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

SVHOA Operating Account	\$17,720.05	
TH II Reserve Bank Acc.	\$181,702.09	
Townhome II Reserves CD	\$110,921.67	
Total Current Assets		\$310,343.81

TOTAL ASSETS \$310,343.81

### EQUITY

#### General Reserves Account

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

Current Year Earnings	\$4,122.19	
Retained Earnings	\$87,443.23	
TH II Reserve Account		
TH II Reserves	\$218,112.42	
TH II Reserves Interest	\$623.67	
Total TH II Reserve Account		\$218,736.09

TOTAL EQUITY \$310,343.81

TOTAL LIABILITIES AND EQUITY \$310,343.81

# Balance Sheet

Saturday, June 30, 2018

## Westend Townhomes

Cash Accounting Year Starts January 1, 2018

### ASSETS

#### Current Assets

SVHOA Operating Account	\$5,511.52	
Westend ReserveBK Account	\$64,284.97	
Total Current Assets		\$69,796.49

TOTAL ASSETS		<u>\$69,796.49</u>
--------------	--	--------------------

### EQUITY

Current Year Earnings	\$4,261.77	
Retained Earnings	\$38,092.78	
Westend Reserve Account		
Westend Reserves	\$27,222.77	
Westend Reserves Interest	\$219.17	
Total Westend Reserve Account		\$27,441.94

TOTAL EQUITY		<u>\$69,796.49</u>
--------------	--	--------------------

TOTAL LIABILITIES AND EQUITY		<u>\$69,796.49</u>
------------------------------	--	--------------------

# Unexpended Budget Report

Saturday, June 30, 2018

<b>2018 Alleyways Budget</b>
------------------------------

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	765	1,000	(235)	36,105	36,000	105	36,210	105
Alley Reserves Interest	155	35	120	608	210	398	420	(188)
Total Income	920	1,035	(115)	36,713	36,210	503	36,630	(83)
<hr/>								
TOTAL INCOME	920	1,035	(115)	36,713	36,210	503	36,630	(83)
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Alley Landscaping	0	0	0	875	0	875	0	(875)
Alley Management	0	0	0	1,600	1,600	0	1,600	0
Alley Repairs/Seal Coat	0	0	0	9,470	0	9,470	8,000	(1,470)
Total Operating Expenses	0	0	0	11,945	1,600	10,345	9,600	(2,345)
<hr/>								
Total Operating Expenses	0	0	0	11,945	1,600	10,345	9,600	(2,345)
<hr/>								
TOTAL EXPENSES	0	0	0	11,945	1,600	10,345	9,600	(2,345)
<hr/>								
NET INCOME (LOSS)	920	1,035	(115)	24,768	34,610	(9,842)	27,030	
<hr/>								
<b>UNEXPENDED (OVER EXPENDED)</b>								<u>2,262</u>



# Unexpended Budget Report

Saturday, June 30, 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	0	0	0	7,000	7,000	0	7,000	0
Total Income	0	0	0	7,000	7,000	0	7,000	0
<b>TOTAL INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,000</b>	<b>7,000</b>	<b>0</b>	<b>7,000</b>	<b>0</b>
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
Courtyard Landscape	350	340	10	3,768	2,040	1,728	4,080	312
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	1,800	(1,800)	1,800	1,800	0	1,800	0
CTYD Legal Expenses	0	0	0	130	0	130	0	(130)
Total Operating Expenses	350	2,140	(1,790)	6,898	5,040	1,858	7,204	306
Total Operating Expenses	350	2,140	(1,790)	6,898	5,040	1,858	7,204	306
<b>TOTAL EXPENSES</b>	<b>350</b>	<b>2,140</b>	<b>(1,790)</b>	<b>6,898</b>	<b>5,040</b>	<b>1,858</b>	<b>7,204</b>	<b>306</b>
<b>NET INCOME (LOSS)</b>	<b>(350)</b>	<b>(2,140)</b>	<b>1,790</b>	<b>102</b>	<b>1,960</b>	<b>(1,858)</b>	<b>(204)</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(306)</b>

# Unexpended Budget Report

Saturday, June 30, 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	132	0	132	543	0	543	0	(543)
HG TH Monthly Assessment	6,135	6,000	135	38,255	36,000	2,255	72,000	33,745
Total Income	6,267	6,000	267	38,798	36,000	2,798	72,000	33,202
TOTAL INCOME	6,267	6,000	267	38,798	36,000	2,798	72,000	33,202
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
HG Landscape Non Contract	2,100	0	2,100	6,632	0	6,632	1,000	(5,632)
Highgrove Build Exterior	0	667	(667)	7,028	4,000	3,028	8,000	972
Highgrove FA Contract	0	500	(500)	1,158	1,450	(292)	2,185	1,027
Highgrove FA Electric	190	100	90	801	800	1	1,500	699
Highgrove FA Inspections	0	0	0	0	0	0	600	600
Highgrove FA Phone	446	600	(154)	4,103	3,600	503	7,200	3,097
Highgrove Landscape	854	852	2	4,635	5,112	(477)	10,224	5,589
Highgrove Management Fee	0	0	0	8,500	8,500	0	8,500	0
Highgrove Mulch	2,250	2,250	0	2,250	2,250	0	2,250	0
Highgrove Termite Inspect	0	0	0	0	0	0	1,680	1,680
Highgrove Water & Sewer	111	150	(39)	599	625	(26)	3,000	2,401
Total Operating Expenses	5,952	5,119	833	35,706	26,337	9,369	46,139	10,433
Total Operating Expenses	5,952	5,119	833	35,706	26,337	9,369	46,139	10,433
TOTAL EXPENSES	5,952	5,119	833	35,706	26,337	9,369	46,139	10,433
NET INCOME (LOSS)	315	881	(566)	3,092	9,663	(6,571)	25,861	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>22,769</b>

# Unexpended Budget Report

Saturday, June 30, 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	3,570	10,000	(6,430)	209,575	210,000	(425)	212,480	2,905
Assessment Class III	0	0	0	640	640	0	640	0
Assessment Sub-Associat.	0	0	0	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	382	1,390	(1,008)	2,220	3,810	(1,590)	3,810	1,590
NSF Fee	0	0	0	32	0	32	0	(32)
Other income	0	0	0	0	1,440	(1,440)	1,440	1,440
Reserve Interest	76	21	55	338	125	213	250	(88)
Total Income	4,028	11,411	(7,383)	238,385	241,595	(3,210)	244,200	5,815
TOTAL INCOME	4,028	11,411	(7,383)	238,385	241,595	(3,210)	244,200	5,815
<b>EXPENSES</b>								
Expenses								
Maintenance Expenses								
Maintenance Expenses								
Landscape	4,035	4,042	(7)	24,360	24,250	110	48,500	24,140
Mulch All Areas	0	0	0	8,980	9,000	(20)	9,000	20
Parks	498	1,250	(752)	3,550	7,500	(3,950)	15,000	11,450
Pond Care Contract	0	0	0	2,074	2,500	(426)	5,000	2,926
Pond- Major Maintenance	332	0	332	35,119	35,000	119	35,000	(119)
Trees (Maintenance)	0	0	0	2,483	13,500	(11,017)	27,000	24,517
Total Maintenance Expenses	4,865	5,292	(427)	76,566	91,750	(15,184)	139,500	62,934
Total Maintenance Expenses	4,865	5,292	(427)	76,566	91,750	(15,184)	139,500	62,934
Electric	215	250	(35)	1,306	1,500	(194)	3,000	1,694
Market Street Events	0	0	0	10,000	10,000	0	10,000	0
NC Symphony Donation	0	0	0	0	0	0	2,500	2,500
Other/ Contingency	0	167	(167)	3,206	1,000	2,206	2,000	(1,206)
Police Substation	0	0	0	5,000	5,000	0	5,000	0
Storm Water Charge	0	0	0	0	0	0	1,300	1,300
Trash Cans (Wkly Service)	600	600	0	4,200	3,900	300	7,800	3,600
Trees (Grinding/Replace)	0	0	0	13,200	13,000	200	13,000	(200)
Water & Sewer Common Area	496	500	(4)	937	3,000	(2,063)	6,000	5,063

# Unexpended Budget Report

Saturday, June 30, 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	6,176	6,808	(633)	114,415	129,150	(14,735)	190,100	75,685
SVHOA Administration								
Admin Misc. & Bank Fees	7	33	(27)	102	200	(98)	400	298
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)	798	1,250	(452)	2,500	1,703
Management Contract Fee	0	0	0	40,100	40,100	0	40,100	0
Printing & Postage	805	0	805	3,349	2,500	849	5,000	1,651
Tax Return Preparation	0	0	0	650	650	0	650	0
Website	180	250	(70)	900	1,500	(600)	3,000	2,100
Total SVHOA Administration	992	492	500	45,899	46,200	(301)	66,150	20,251
TOTAL EXPENSES	7,168	7,300	(132)	160,314	175,350	(15,036)	256,250	95,936
NET INCOME (LOSS)	(3,140)	4,111	(7,251)	78,071	66,245	11,826	(12,050)	
<b>UNEXPENDED (OVER EXPENDED)</b>								(90,121)

# Unexpended Budget Report

Saturday, June 30, 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	99	0	99	341	0	341	0	(341)
Townhome I Assessment	2,306	2,016	290	13,116	12,096	1,020	24,192	11,076
Total Income	2,405	2,016	389	13,457	12,096	1,361	24,192	10,735
<hr/>								
TOTAL INCOME	2,405	2,016	389	13,457	12,096	1,361	24,192	10,735
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH I Building Exterior	168	166	2	466	1,000	(534)	2,000	1,534
TH I Landscape	375	371	4	2,023	2,226	(203)	4,452	2,429
TH I Management	0	0	0	2,000	2,000	0	2,000	0
TH I Mulch	1,350	1,350	0	1,350	1,350	0	1,350	0
TH I NonContract Landscap	0	0	0	1,425	0	1,425	2,000	575
TH I Termite Inspection	0	0	0	0	0	0	560	560
Total Operating Expenses	1,893	1,887	6	7,264	6,576	688	12,362	5,098
<hr/>								
Total Operating Expenses	1,893	1,887	6	7,264	6,576	688	12,362	5,098
<hr/>								
TOTAL EXPENSES	1,893	1,887	6	7,264	6,576	688	12,362	5,098
<hr/>								
NET INCOME (LOSS)	513	129	384	6,193	5,520	673	11,830	
<hr/>								
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>5,637</b>

# Unexpended Budget Report

Saturday, June 30, 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	3,580	4,400	(820)	26,913	26,400	513	52,800	25,887
TH II Reserves Interest	229	0	229	624	0	624	0	(624)
Total Income	3,809	4,400	(591)	27,579	26,400	1,179	52,800	25,221
TOTAL INCOME	3,809	4,400	(591)	27,579	26,400	1,179	52,800	25,221
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
TH II Building Exterior	80	0	80	2,951	500	2,451	1,500	(1,451)
TH II Lansdscape	1,375	947	428	6,587	5,682	905	11,364	4,777
TH II Lndspe Non-Contract	665	0	665	2,453	0	2,453	3,000	547
TH II Management	0	0	0	5,400	5,400	0	5,400	0
TH II Mulch	5,400	5,400	0	5,400	5,400	0	5,400	0
TH II Termite Inspection	0	0	0	0	0	0	1,925	1,925
Total Operating Expenses	7,520	6,347	1,173	22,791	16,982	5,809	28,589	5,798
Total Operating Expenses	7,520	6,347	1,173	22,791	16,982	5,809	28,589	5,798
TOTAL EXPENSES	7,520	6,347	1,173	22,791	16,982	5,809	28,589	5,798
NET INCOME (LOSS)	(3,711)	(1,947)	(1,764)	4,788	9,418	(4,630)	24,211	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>19,423</b>

# Unexpended Budget Report

Saturday, June 30, 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	66	0	66	219	0	219	0	(219)
Westend Townhomes	2,515	2,970	(455)	18,669	17,820	849	35,640	16,971
Total Income	2,581	2,970	(389)	18,888	17,820	1,068	35,640	16,752
TOTAL INCOME	2,581	2,970	(389)	18,888	17,820	1,068	35,640	16,752
<b>EXPENSES</b>								
Expenses								
Operating Expenses								
WE TH Landsape-NonContract	990	0	990	990	0	990	3,000	2,010
Westend Building Exterior	0	0	0	818	0	818	1,000	182
Westend FA Contract	0	0	0	1,831	1,000	831	3,000	1,169
Westend FA Electric	96	80	16	768	490	278	1,000	232
Westend FA Inspections	0	0	0	0	1,300	(1,300)	2,700	2,700
Westend FA Phone	297	300	(3)	2,082	1,800	282	3,600	1,518
Westend Landscape	458	463	(5)	2,518	2,778	(260)	5,556	3,038
Westend Management	0	0	0	3,600	3,600	0	3,600	0
Westend Mulch	1,800	1,800	0	1,800	1,800	0	1,800	0
Westend Termite Inspect	0	0	0	0	0	0	770	770
Total Operating Expenses	3,642	2,643	999	14,407	12,768	1,639	26,026	11,619
Total Operating Expenses	3,642	2,643	999	14,407	12,768	1,639	26,026	11,619
TOTAL EXPENSES	3,642	2,643	999	14,407	12,768	1,639	26,026	11,619
NET INCOME (LOSS)	(1,061)	327	(1,388)	4,481	5,052	(571)	9,614	
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>5,133</b>