

919 Norland Road
Charlotte NC 28205

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ASSETS

CASH	
Operating Trust Account Balance	60,197.88
Reserve Trust Account	66,639.69
Petty Cash	505.67
Swim Team Petty Cash Account	<u>2,034.85</u>
TOTAL CASH	129,378.09
OTHER ASSETS	
Storage Unit Security Deposit	<u>15.00</u>
TOTAL OTHER ASSETS	15.00
FIXED ASSETS	
Playground Equipment	<u>24,828.74</u>
TOTAL FIXED ASSETS	24,828.74
TOTAL ASSETS	<u>154,221.83</u>

LIABILITIES & CAPITAL

CAPITAL	
Reserve Fund	66,639.69
Retained Earnings	86,501.42
Net Income	<u>1,080.72</u>
TOTAL CAPITAL	<u>154,221.83</u>
TOTAL LIABILITIES & CAPITAL	<u>154,221.83</u>

LCRF Villages of Leacroft Homeowners Association,
BUDGET COMPARISON
12/31/2014

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	Acct. Num	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
OPERATING INCOME								
ASSESSMENT AND FEE INCOME								
Association Assessment	4500	50,394.08	0	50,394.08	146,653.78	130,950	15,703.78	130,950
NET ASSOCIATION INCOME		50,394.08	0	50,394.08	146,653.78	130,950	15,703.78	130,950
OTHER INCOME								
Pool Income	5706	0.00	0	0.00	260.00	0	260.00	0
Fine Income	5710	0.00	0	0.00	3,950.00	0	3,950.00	0
Late Fee	5800	10.00	0	10.00	(70.00)	0	(70.00)	0
TOTAL OTHER INCOME		10.00	0	10.00	4,140.00	0	4,140.00	0
RES trans from OP - Long Term	7000 002	0.00	(2,045)	2,045.00	0.00	(24,595)	24,595.00	(24,595)
RES trans from OP - Special Misc. R	7000 115	(7,049.58)	0	(7,049.58)	(59,881.07)	0	(59,881.07)	0
Reserve transfer to OP	7003	0.00	0	0.00	6,794.78	0	6,794.78	0
TOTAL OPERATING INCOME		43,354.50	(2,045)	45,399.50	97,707.49	106,355	(8,647.51)	106,355
OPERATING EXPENSES								
DIRECT EXPENSES								
Bank Service Charges	6105	(68.00)	0	68.00	0.00	0	0.00	0
TOTAL DIRECT EXPENSES		(68.00)	0	68.00	0.00	0	0.00	0
COMMUNITY FUNCTIONS								
Website	6113	200.06	0	(200.06)	242.30	100	(142.30)	100
Storage Rental	6116	0.00	0	0.00	540.00	600	60.00	600
Social Committee	6122	219.37	0	(219.37)	3,087.87	3,125	37.13	3,125
TOTAL COMMUNITY FUNCTIONS		419.43	0	(419.43)	3,870.17	3,825	(45.17)	3,825
BUILDING MAINTENANCE & REPAIRS								
Exterior Repair	6228	(60.00)	0	60.00	0.00	0	0.00	0
Common Area Maintenance	6235	132.29	0	(132.29)	1,476.29	1,250	(226.29)	1,250
Plumbing - Rprs/Maint	6250	127.00	0	(127.00)	1,397.00	500	(897.00)	500
Plumbing - Backflow Prev/Cert	6251	(127.00)	0	127.00	0.00	0	0.00	0
Electrical Repair	6255	0.00	0	0.00	0.00	500	500.00	500
Maintenance General Building	6190	60.00	0	(60.00)	302.72	500	197.28	500
TOTAL MAINTENANCE & REPAIRS		132.29	0	(132.29)	3,176.01	2,750	(426.01)	2,750
PEST CONTROL								
Pest Control	6274	0.00	0	0.00	375.00	250	(125.00)	250
TOTAL PEST CONTROL		0.00	0	0.00	375.00	250	(125.00)	250
PROFESSIONAL SERVICES								
Administrative Fees	6301	277.25	500	222.75	3,403.00	4,800	1,397.00	4,800
Management Fee		1,450.00	1,450	0.00	17,400.00	17,400	0.00	17,400
Legal Fees	6303	0.00	0	0.00	(2,448.75)	3,000	5,448.75	3,000
Accounting Fees	6304	0.00	0	0.00	363.40	350	(13.40)	350
TOTAL PROFESSIONAL SERVICES		1,727.25	1,950	222.75	18,717.65	25,550	6,832.35	25,550

LCRF Villages of Leacroft Homeowners Association, BUDGET COMPARISON 12/31/2014
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	Acct. Num	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
LANDSCAPE								
Landscape - Trees	6307	0.00	0	0.00	0.00	500	500.00	500
Landscape - Contract	6311	1,050.00	1,050	0.00	12,600.00	12,600	0.00	12,600
Landscape - Improvements	6312	0.00	0	0.00	1,618.00	500	(1,118.00)	500
Landscape - Irrigation Equip/Repair	6313	0.00	0	0.00	0.00	500	500.00	500
Landscape - Flowers	6318	0.00	0	0.00	518.00	1,500	982.00	1,500
Landscape - Mulch/Pine Needles	6324	0.00	0	0.00	1,950.00	3,100	1,150.00	3,100
TOTAL LANDSCAPE		1,050.00	1,050	0.00	16,686.00	18,700	2,014.00	18,700
TAXES								
Taxes	6321	0.00	0	0.00	0.00	50	50.00	50
TOTAL TAXES		0.00	0	0.00	0.00	50	50.00	50
POOL								
Pool - Contract	6331	0.00	0	0.00	28,910.00	28,910	0.00	28,910
Pool - Repairs	6334	44.89	0	(44.89)	696.98	2,000	1,303.02	2,000
Pool - Supplies	6335	0.00	0	0.00	620.37	1,000	379.63	1,000
Pool - Permit	6336	0.00	0	0.00	320.00	275	(45.00)	275
Pool - Phone	6337	212.53	125	(87.53)	1,409.25	1,500	90.75	1,500
Pool - Furniture/Accessories	6338	0.00	0	0.00	127.63	2,000	1,872.37	2,000
TOTAL POOL		257.42	125	(132.42)	32,084.23	35,685	3,600.77	35,685
CLUBHOUSE								
Clubhouse Repair	6351	0.00	0	0.00	0.00	500	500.00	500
Playground Equip/Repairs	6355	0.00	0	0.00	600.00	1,000	400.00	1,000
Playground Mulch	6355-1	0.00	0	0.00	33.12	250	216.88	250
Tennis Court - Repairs	6364	0.00	0	0.00	605.77	500	(105.77)	500
TOTAL CLUBHOUSE		0.00	0	0.00	1,238.89	2,250	1,011.11	2,250
OFFICE EXPENSE								
Office - Misc	6371	0.00	0	0.00	0.00	200	200.00	200
Postage and Supplies	6372	768.54	150	(618.54)	3,387.57	1,500	(1,887.57)	1,500
TOTAL OFFICE EXPENSE		768.54	150	(618.54)	3,387.57	1,700	(1,687.57)	1,700
INSURANCE								
Insurance Premiums	6381	0.00	0	0.00	1,940.00	2,405	465.00	2,405
TOTAL INSURANCE		0.00	0	0.00	1,940.00	2,405	465.00	2,405
UTILITIES								
Electricity	6402	624.57	500	(124.57)	7,040.66	6,000	(1,040.66)	6,000
Water & Sewer	6404	266.08	500	233.92	8,009.59	6,000	(2,009.59)	6,000
Water Irrigation	6404-1	0.00	0	0.00	101.00	1,250	1,149.00	1,250
TOTAL UTILITIES		890.65	1,000	109.35	15,151.25	13,250	(1,901.25)	13,250

