

919 Norland Road
Charlotte NC 28205

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ASSETS

CASH	
Operating Trust Account Balance	49,905.19
Reserve Trust Account	101,020.77
Petty Cash	<u>729.19</u>
TOTAL CASH	151,655.15

FIXED ASSETS	
Playground Equipment	<u>24,828.74</u>
TOTAL FIXED ASSETS	24,828.74
TOTAL ASSETS	<u><u>176,483.89</u></u>

LIABILITIES & CAPITAL

CAPITAL	
Reserve Fund	101,020.77
Retained Earnings	87,582.14
Net Income	<u>(12,119.02)</u>
TOTAL CAPITAL	<u>176,483.89</u>
TOTAL LIABILITIES & CAPITAL	<u><u>176,483.89</u></u>

LCRF Villages of Leacroft Homeowners Association,
BUDGET COMPARISON
12/31/2015

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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	43,617.50	0	43,617.50	131,346.76	133,650	(2,303.24)	133,650
NET ASSOCIATION INCOME		43,617.50	0	43,617.50	131,346.76	133,650	(2,303.24)	133,650
OTHER INCOME								
Social Committee Income	5702	0.00	0	0.00	171.50	0	171.50	0
Pool Income	5706	0.00	0	0.00	100.00	0	100.00	0
Fine Income	5710	0.00	0	0.00	300.00	0	300.00	0
Prior Year Late Fees	5800-1	0.00	0	0.00	70.00	0	70.00	0
Pool Pass Admin Fees owed to HP	5809	0.00	0	0.00	57.00	0	57.00	0
TOTAL OTHER INCOME		0.00	0	0.00	698.50	0	698.50	0
RES trans from OP - Special Misc. R	7000 115	(21,902.17)	(1,904)	(19,998.17)	(42,826.04)	(22,826)	(20,000.04)	(22,826)
Reserve transfer to OP	7003	0.00	0	0.00	(2,034.85)	0	(2,034.85)	0
TOTAL OPERATING INCOME		21,715.33	(1,904)	23,619.33	87,184.37	110,824	(23,639.63)	110,824
OPERATING EXPENSES								
COMMUNITY FUNCTIONS								
Website	6113	59.40	0	(59.40)	210.73	15	(195.73)	15
Storage Rental	6116	0.00	0	0.00	555.00	600	45.00	600
Social Committee	6122	329.49	0	(329.49)	2,619.63	3,125	505.37	3,125
Meetings & Entertainment	6128	100.00	0	(100.00)	100.00	0	(100.00)	0
TOTAL COMMUNITY FUNCTIONS		488.89	0	(488.89)	3,485.36	3,740	254.64	3,740
BUILDING MAINTENANCE & REPAIRS								
Keys	6232	0.00	0	0.00	(123.00)	450	573.00	450
Common Area Maintenance	6235	0.00	0	0.00	689.00	1,250	561.00	1,250
Plumbing - Rprs/Maint	6250	0.00	0	0.00	930.00	1,000	70.00	1,000
Electrical Repair	6255	458.00	0	(458.00)	458.00	500	42.00	500
Fence	6267	0.00	0	0.00	0.00	1,000	1,000.00	1,000
Maintenance General Building	6190	0.00	0	0.00	0.00	1,000	1,000.00	1,000
TOTAL MAINTENANCE & REPAIRS		458.00	0	(458.00)	1,954.00	5,200	3,246.00	5,200
PEST CONTROL								
Pest Control	6274	0.00	0	0.00	0.00	250	250.00	250
TOTAL PEST CONTROL		0.00	0	0.00	0.00	250	250.00	250
PROFESSIONAL SERVICES								
Administrative Fees	6301	7.50	350	342.50	2,240.50	4,200	1,959.50	4,200
Management Contract	6302	1,482.00	1,482	0.00	17,784.00	17,785	1.00	17,785
Legal Fees	6303	0.00	0	0.00	1,064.40	3,000	1,935.60	3,000
Accounting Fees	6304	0.00	0	0.00	295.00	375	80.00	375
TOTAL PROFESSIONAL SERVICES		1,489.50	1,832	342.50	21,383.90	25,360	3,976.10	25,360

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LANDSCAPE								
Landscape - Trees	6307	0.00	0	0.00	0.00	500	500.00	500
Landscape - Contract	6311	1,071.00	1,071	0.00	12,852.00	12,852	0.00	12,852
Landscape - Improvements	6312	0.00	0	0.00	380.22	2,500	2,119.78	2,500
Landscape - Irrigation Equip/Repair	6313	0.00	0	0.00	1,132.91	500	(632.91)	500
Landscape - Flowers	6318	0.00	0	0.00	1,036.00	1,500	464.00	1,500
Landscape - Mulch/Pine Needles	6324	0.00	0	0.00	1,950.00	2,300	350.00	2,300
TOTAL LANDSCAPE		1,071.00	1,071	0.00	17,351.13	20,152	2,800.87	20,152
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	30,341.00	30,000	(341.00)	30,000
Pool - Repairs	6334	558.00	0	(558.00)	1,787.22	1,500	(287.22)	1,500
Pool - Supplies	6335	0.00	0	0.00	1,026.99	1,000	(26.99)	1,000
Pool - Permit	6336	0.00	0	0.00	320.00	275	(45.00)	275
Pool - Phone	6337	118.65	125	6.35	1,777.38	1,500	(277.38)	1,500
Pool - Furniture/Accessories	6338	0.00	0	0.00	948.00	1,000	52.00	1,000
TOTAL POOL		676.65	125	(551.65)	36,200.59	35,275	(925.59)	35,275
CLUBHOUSE								
Playground Equip/Repairs	6355	0.00	0	0.00	0.00	350	350.00	350
Playground Mulch	6355-1	0.00	0	0.00	0.00	300	300.00	300
Tennis Court - Repairs	6364	0.00	0	0.00	0.00	750	750.00	750
TOTAL CLUBHOUSE		0.00	0	0.00	0.00	1,400	1,400.00	1,400
OFFICE EXPENSE								
Office - Misc	6371	0.00	0	0.00	0.00	300	300.00	300
Postage and Supplies	6372	516.88	300	(216.88)	3,704.16	2,950	(754.16)	2,950
TOTAL OFFICE EXPENSE		516.88	300	(216.88)	3,704.16	3,250	(454.16)	3,250
INSURANCE								
Insurance Premiums	6381	0.00	0	0.00	3,709.00	2,597	(1,112.00)	2,597
TOTAL INSURANCE		0.00	0	0.00	3,709.00	2,597	(1,112.00)	2,597
UTILITIES								
Electricity	6402	627.68	500	(127.68)	7,910.09	6,800	(1,110.09)	6,800
Water & Sewer	6404	521.75	500	(21.75)	3,520.16	6,500	2,979.84	6,500
Water Irrigation	6404-1	0.00	0	0.00	0.00	250	250.00	250
Phone	6406	85.00	0	(85.00)	85.00	0	(85.00)	0
TOTAL UTILITIES		1,234.43	1,000	(234.43)	11,515.25	13,550	2,034.75	13,550

