

919 Norland Road  
Charlotte NC 28205

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**ASSETS**

CASH	
Operating Trust Account Balance	39,559.27
Reserve Trust Account	79,819.70
Petty Cash	<u>2,480.56</u>
TOTAL CASH	121,859.53
FIXED ASSETS	
Playground Equipment	<u>24,828.74</u>
TOTAL FIXED ASSETS	24,828.74
TOTAL ASSETS	<u><u>146,688.27</u></u>

**LIABILITIES & CAPITAL**

CAPITAL	
Reserve Fund	79,819.70
Retained Earnings	90,299.99
Net Income	<u>(23,431.42)</u>
TOTAL CAPITAL	<u>146,688.27</u>
TOTAL LIABILITIES & CAPITAL	<u><u>146,688.27</u></u>

LCRF Villages of Leacroft Homeowners Association, Inc  
BUDGET COMPARISON  
12/31/2017

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	Acct. Num	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual Bud
<b>OPERATING INCOME</b>								
<b>ASSESSMENT AND FEE INCOME</b>								
Association Assessment	4500	27,592.50	11,132	16,460.50	109,931.36	133,650	(23,718.64)	133,650
<b>NET ASSOCIATION INCOME</b>		27,592.50	11,132	16,460.50	109,931.36	133,650	(23,718.64)	133,650
<b>OTHER INCOME</b>								
Social Committee Income	5702	0.00	0	0.00	49.00	0	49.00	0
Pool Income	5706	0.00	0	0.00	360.00	0	360.00	0
Fine Income	5710	0.00	0	0.00	100.00	0	100.00	0
<b>TOTAL OTHER INCOME</b>		0.00	0	0.00	509.00	0	509.00	0
RES trans from OP - Special Misc. R	7000 115	(11,833.33)	(1,837)	(9,996.33)	(31,999.96)	(22,000)	(9,999.96)	(22,000)
<b>TOTAL OPERATING INCOME</b>		15,759.17	9,295	6,464.17	78,440.40	111,650	(33,209.60)	111,650
<b>OPERATING EXPENSES</b>								
<b>DIRECT EXPENSES</b>								
License & Permits	6151	0.00	0	0.00	10.00	0	(10.00)	0
<b>TOTAL DIRECT EXPENSES</b>		0.00	0	0.00	10.00	0	(10.00)	0
<b>COMMUNITY FUNCTIONS</b>								
Website	6113	0.00	7	7.00	22.38	150	127.62	150
Storage Rental	6116	0.00	0	0.00	540.00	540	0.00	540
Social Committee	6122	564.36	265	(299.36)	4,034.90	3,125	(909.90)	3,125
Meetings & Entertainment	6128	0.00	0	0.00	100.00	0	(100.00)	0
<b>TOTAL COMMUNITY FUNCTIONS</b>		564.36	272	(292.36)	4,697.28	3,815	(882.28)	3,815
<b>BUILDING MAINTENANCE &amp; REPAIRS</b>								
Keys	6232	0.00	32	32.00	0.00	450	450.00	450
Common Area Maintenance	6235	0.00	100	100.00	388.09	1,200	811.91	1,200
Plumbing - Rprs/Maint	6250	0.00	87	87.00	0.00	1,000	1,000.00	1,000
Electrical Repair	6255	96.53	38	(58.53)	293.26	500	206.74	500
Fence	6267	0.00	38	38.00	0.00	500	500.00	500
Maintenance General Building	6190	0.00	125	125.00	0.00	1,500	1,500.00	1,500
<b>TOTAL MAINTENANCE &amp; REPAIRS</b>		96.53	420	323.47	681.35	5,150	4,468.65	5,150
<b>PEST CONTROL</b>								
Pest Control	6274	0.00	19	19.00	600.00	250	(350.00)	250
<b>TOTAL PEST CONTROL</b>		0.00	19	19.00	600.00	250	(350.00)	250
<b>PROFESSIONAL SERVICES</b>								
Administrative Fees	6301	15.90	125	109.10	1,243.45	1,500	256.55	1,500
Management Contract	6302	1,519.00	1,519	0.00	18,228.00	18,228	0.00	18,228
Legal Fees	6303	700.40	250	(450.40)	539.85	3,000	2,460.15	3,000
Accounting Fees	6304	0.00	0	0.00	295.00	295	0.00	295
<b>TOTAL PROFESSIONAL SERVICES</b>		2,235.30	1,894	(341.30)	20,306.30	23,023	2,716.70	23,023
<b>LANDSCAPE</b>								
Landscape - Trees	6307	0.00	19	19.00	0.00	250	250.00	250
Landscape - Contract	6311	1,103.00	1,103	0.00	13,236.00	13,236	0.00	13,236
Landscape - Improvements	6312	0.00	212	212.00	666.68	2,500	1,833.32	2,500
Landscape - Irrigation Equip/Repair	6313	0.00	38	38.00	1,081.34	500	(581.34)	500

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Landscape - Flowers	6318	0.00	125	125.00	1,036.00	1,500	464.00	1,500
Landscape - Mulch/Pine Needles	6324	0.00	188	188.00	1,950.00	2,300	350.00	2,300
<b>TOTAL LANDSCAPE</b>		<b>1,103.00</b>	<b>1,685</b>	<b>582.00</b>	<b>17,970.02</b>	<b>20,286</b>	<b>2,315.98</b>	<b>20,286</b>
<b>POOL</b>								
Pool - Contract	6331	0.00	2,411	2,411.00	28,909.50	28,910	0.50	28,910
Pool - Repairs	6334	0.00	250	250.00	2,620.91	3,000	379.09	3,000
Pool - Supplies	6335	0.00	88	88.00	413.99	1,100	686.01	1,100
Pool - Permit	6336	0.00	0	0.00	320.00	320	0.00	320
Pool - Phone	6337	85.78	158	72.22	1,857.10	1,896	38.90	1,896
Pool - Furniture/Accessories	6338	0.00	87	87.00	1,344.20	1,000	(344.20)	1,000
<b>TOTAL POOL</b>		<b>85.78</b>	<b>2,994</b>	<b>2,908.22</b>	<b>35,465.70</b>	<b>36,226</b>	<b>760.30</b>	<b>36,226</b>
<b>CLUBHOUSE</b>								
Playground Equip/Repairs	6355	0.00	31	31.00	1,300.00	350	(950.00)	350
Playground Mulch	6355-1	0.00	25	25.00	0.00	300	300.00	300
Tennis Court - Repairs	6364	0.00	57	57.00	342.17	750	407.83	750
<b>TOTAL CLUBHOUSE</b>		<b>0.00</b>	<b>113</b>	<b>113.00</b>	<b>1,642.17</b>	<b>1,400</b>	<b>(242.17)</b>	<b>1,400</b>
<b>OFFICE EXPENSE</b>								
Postage and Supplies	6372	112.10	288	175.90	2,831.84	3,500	668.16	3,500
<b>TOTAL OFFICE EXPENSE</b>		<b>112.10</b>	<b>288</b>	<b>175.90</b>	<b>2,831.84</b>	<b>3,500</b>	<b>668.16</b>	<b>3,500</b>
<b>INSURANCE</b>								
Insurance Premiums	6381	0.00	0	0.00	2,841.00	2,800	(41.00)	2,800
<b>TOTAL INSURANCE</b>		<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>2,841.00</b>	<b>2,800</b>	<b>(41.00)</b>	<b>2,800</b>
<b>UTILITIES</b>								
Electricity	6402	405.88	625	219.12	6,314.52	7,500	1,185.48	7,500
Water & Sewer	6404	615.59	638	22.41	8,511.64	7,700	(811.64)	7,700
<b>TOTAL UTILITIES</b>		<b>1,021.47</b>	<b>1,263</b>	<b>241.53</b>	<b>14,826.16</b>	<b>15,200</b>	<b>373.84</b>	<b>15,200</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>5,218.54</b>	<b>8,948</b>	<b>3,729.46</b>	<b>101,871.82</b>	<b>111,650</b>	<b>9,778.18</b>	<b>111,650</b>
<b>NET OPERATING INCOME/LOSS</b>		<b>10,540.63</b>	<b>347</b>	<b>10,193.63</b>	<b>(23,431.42)</b>	<b>0</b>	<b>(23,431.42)</b>	<b>0</b>
<b>CASH FLOW</b>								
Cash Flow from Operations		10,540.63	347	10,193.63	(23,431.42)	0	(23,431.42)	0

