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LCRF Villages of Leacraft Homeowners Association, Inc  
BALANCE SHEET  
12/31/2018

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3030 Latrobe Dr  
Charlotte NC 28211

3030 Latrobe Drive  
Charlotte NC 28211

**ASSETS**

CASH

Operating Trust Account Balance	53,671.06
Reserve Trust Account	119,006.85
Petty Cash	1,463.00

TOTAL CASH 174,140.91

FIXED ASSETS

Playground Equipment	24,828.74
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TOTAL FIXED ASSETS 24,828.74

TOTAL ASSETS 198,969.65

**LIABILITIES & CAPITAL**

CAPITAL

Reserve Fund	119,006.85
Retained Earnings	66,868.57
Net Income	13,094.23

TOTAL CAPITAL 198,969.65

TOTAL LIABILITIES & CAPITAL 198,969.65

**LCRF Villages of Leacroft Homeowners Association, Inc**  
**BUDGET COMPARISON**  
**12/31/2018**

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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	54,140.63	0	54,140.63	169,454.43	137,364	32,090.43	137,364
<b>NET ASSOCIATION INCOME</b>		<b>54,140.63</b>	<b>0</b>	<b>54,140.63</b>	<b>169,454.43</b>	<b>137,364</b>	<b>32,090.43</b>	<b>137,364</b>
<b>OTHER INCOME</b>								
Pool Income	5706	0.00	0	0.00	160.00	0	160.00	0
Fine Income	5710	5,410.00	0	5,410.00	9,785.00	0	9,785.00	0
Late Interest Income	5801	0.00	0	0.00	7.43	0	7.43	0
<b>TOTAL OTHER INCOME</b>		<b>5,410.00</b>	<b>0</b>	<b>5,410.00</b>	<b>9,952.43</b>	<b>0</b>	<b>9,952.43</b>	<b>0</b>
RES trans from OP - Special Misc. R	7000 115	(22,083.33)	(2,087)	(19,996.33)	(49,374.96)	(25,000)	(24,374.96)	(25,000)
<b>TOTAL OPERATING INCOME</b>		<b>37,467.30</b>	<b>(2,087)</b>	<b>39,554.30</b>	<b>130,031.90</b>	<b>112,364</b>	<b>17,667.90</b>	<b>112,364</b>
<b>OPERATING EXPENSES</b>								
<b>COMMUNITY FUNCTIONS</b>								
Community Functions for Residents	6110	456.10	0	(456.10)	456.10	0	(456.10)	0
Website	6113	0.00	7	7.00	0.00	150	150.00	150
Storage Rental	6116	0.00	43	43.00	540.00	560	20.00	560
Social Committee	6122	0.00	0	0.00	3,686.46	3,125	(561.46)	3,125
Meetings & Entertainment	6128	0.00	0	0.00	100.00	0	(100.00)	0
<b>TOTAL COMMUNITY FUNCTIONS</b>		<b>456.10</b>	<b>50</b>	<b>(406.10)</b>	<b>4,782.56</b>	<b>3,835</b>	<b>(947.56)</b>	<b>3,835</b>
<b>BUILDING MAINTENANCE &amp; REPAIRS</b>								
Keys	6232	0.00	38	38.00	0.00	500	500.00	500
Common Area Maintenance	6235	0.00	100	100.00	1,225.49	1,200	(25.49)	1,200
Plumbing - Rprs/Maint	6250	0.00	87	87.00	0.00	1,000	1,000.00	1,000
Electrical Repair	6255	0.00	38	38.00	540.00	500	(40.00)	500
Fence	6267	0.00	38	38.00	0.00	500	500.00	500
Maintenance General Building	6190	0.00	125	125.00	1,216.95	1,500	283.05	1,500
<b>TOTAL MAINTENANCE &amp; REPAIRS</b>		<b>0.00</b>	<b>426</b>	<b>426.00</b>	<b>2,982.44</b>	<b>5,200</b>	<b>2,217.56</b>	<b>5,200</b>
<b>PEST CONTROL</b>								
Pest Control	6274	0.00	75	75.00	650.00	900	250.00	900
<b>TOTAL PEST CONTROL</b>		<b>0.00</b>	<b>75</b>	<b>75.00</b>	<b>650.00</b>	<b>900</b>	<b>250.00</b>	<b>900</b>
<b>PROFESSIONAL SERVICES</b>								
Administrative Fees	6301	365.33	144	(221.33)	2,525.83	1,750	(775.83)	1,750
Management Contract	6302	1,557.00	1,557	0.00	18,684.00	18,684	0.00	18,684
Legal Fees	6303	(518.45)	212	730.45	1,490.85	2,500	1,009.15	2,500
Accounting Fees	6304	0.00	0	0.00	0.00	295	295.00	295
<b>TOTAL PROFESSIONAL SERVICES</b>		<b>1,403.88</b>	<b>1,913</b>	<b>509.12</b>	<b>22,700.68</b>	<b>23,229</b>	<b>528.32</b>	<b>23,229</b>
<b>LANDSCAPE</b>								
Landscape - Trees	6307	0.00	19	19.00	835.43	250	(585.43)	250
Landscape - Contract	6311	1,212.00	1,126	(86.00)	14,544.00	13,567	(977.00)	13,567
Landscape - Improvements	6312	1,100.00	212	(888.00)	5,653.34	2,500	(3,153.34)	2,500
Landscape - Irrigation Equip/Repair	6313	0.00	50	50.00	63.00	600	537.00	600
Landscape - Lighting	6315	1,266.50	0	(1,266.50)	1,266.50	0	(1,266.50)	0
Landscape - Flowers	6318	0.00	125	125.00	1,385.82	1,500	114.18	1,500
Landscape - Mulch/Pine Needles	6324	0.00	188	188.00	0.00	2,300	2,300.00	2,300

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**BUDGET COMPARISON**  
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	Acct. Num	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual Bud
<b>TOTAL LANDSCAPE</b>		<b>3,578.50</b>	<b>1,720</b>	<b>(1,858.50)</b>	<b>23,748.09</b>	<b>20,717</b>	<b>(3,031.09)</b>	<b>20,717</b>
<b>POOL</b>								
Pool - Contract	6331	0.00	0	0.00	30,582.40	29,633	(949.40)	29,633
Pool - Repairs	6334	0.00	125	125.00	569.90	1,500	930.10	1,500
Pool - Supplies	6335	0.00	88	88.00	684.41	1,100	415.59	1,100
Pool - Permit	6336	0.00	22	22.00	320.00	330	10.00	330
Pool - Phone	6337	0.00	160	160.00	2,142.99	1,920	(222.99)	1,920
Pool - Furniture/Accessories	6338	0.00	100	100.00	1,345.88	1,200	(145.88)	1,200
<b>TOTAL POOL</b>		<b>0.00</b>	<b>495</b>	<b>495.00</b>	<b>35,645.58</b>	<b>35,683</b>	<b>37.42</b>	<b>35,683</b>
<b>CLUBHOUSE</b>								
Playground Equip/Repairs	6355	0.00	57	57.00	0.00	750	750.00	750
Playground Mulch	6355-1	0.00	25	25.00	1,441.00	300	(1,141.00)	300
Tennis Court - Repairs	6364	0.00	57	57.00	686.94	750	63.06	750
<b>TOTAL CLUBHOUSE</b>		<b>0.00</b>	<b>139</b>	<b>139.00</b>	<b>2,127.94</b>	<b>1,800</b>	<b>(327.94)</b>	<b>1,800</b>
<b>OFFICE EXPENSE</b>								
Postage and Supplies	6372	43.54	250	206.46	2,200.01	3,000	799.99	3,000
<b>TOTAL OFFICE EXPENSE</b>		<b>43.54</b>	<b>250</b>	<b>206.46</b>	<b>2,200.01</b>	<b>3,000</b>	<b>799.99</b>	<b>3,000</b>
<b>INSURANCE</b>								
Insurance Premiums	6381	0.00	262	262.00	2,926.00	3,100	174.00	3,100
<b>TOTAL INSURANCE</b>		<b>0.00</b>	<b>262</b>	<b>262.00</b>	<b>2,926.00</b>	<b>3,100</b>	<b>174.00</b>	<b>3,100</b>
<b>UTILITIES</b>								
Electricity	6402	660.16	637	(23.16)	7,475.40	7,600	124.60	7,600
Water & Sewer	6404	293.28	612	318.72	10,998.61	7,300	(3,698.61)	7,300
Phone	6406	63.08	0	(63.08)	614.46	0	(614.46)	0
Clubhouse Cable	6410	85.90	0	(85.90)	85.90	0	(85.90)	0
<b>TOTAL UTILITIES</b>		<b>1,102.42</b>	<b>1,249</b>	<b>146.58</b>	<b>19,174.37</b>	<b>14,900</b>	<b>(4,274.37)</b>	<b>14,900</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>6,584.44</b>	<b>6,579</b>	<b>(5.44)</b>	<b>116,937.67</b>	<b>112,364</b>	<b>(4,573.67)</b>	<b>112,364</b>
<b>NET OPERATING INCOME/LOSS</b>		<b>30,882.86</b>	<b>(8,666)</b>	<b>39,548.86</b>	<b>13,094.23</b>	<b>0</b>	<b>13,094.23</b>	<b>0</b>
<b>CASH FLOW</b>								
Cash Flow from Operations		30,882.86	(8,666)	39,548.86	13,094.23	0	13,094.23	0

