

919 Norland Road
Charlotte NC 28205

Henderson Properties, Inc.
919 Norland Road.
Charlotte NC 28205

ASSETS

CASH	
Operating Trust Account Balance	33,902.58
Reserve Trust Account	361.71

TOTAL CASH	34,264.29

TOTAL ASSETS	34,264.29
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LIABILITIES & CAPITAL

CAPITAL	
Reserve Fund	361.71
Working Capital-OP	28,500.00
Retained Earnings	2,741.98
Net Income	2,660.60

TOTAL CAPITAL	34,264.29

TOTAL LIABILITIES & CAPITAL	34,264.29
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MAGA Magnolia Acres Homeowners Association
BUDGET COMPARISON
01/31/2017

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	Acct. Num	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual Bud
OPERATING INCOME								
ASSESSMENT AND FEE INCOME								
Association Assessment	4500	5,653.63	16,200	(10,546.37)	5,653.63	16,200	(10,546.37)	32,400
NET ASSOCIATION INCOME		5,653.63	16,200	(10,546.37)	5,653.63	16,200	(10,546.37)	32,400
RES trans from OP - Special Misc. R	7000 115	(361.67)	(362)	0.33	(361.67)	(362)	0.33	(4,340)
TOTAL OPERATING INCOME		5,291.96	15,838	(10,546.04)	5,291.96	15,838	(10,546.04)	28,060
OPERATING EXPENSES								
COMMUNITY FUNCTIONS								
Community Functions for Residents	6110	0.00	0	0.00	0.00	0	0.00	125
Social Committee	6122	0.00	55	55.00	0.00	55	55.00	665
Neighborhood Watch	6125	0.00	8	8.00	0.00	8	8.00	100
TOTAL COMMUNITY FUNCTIONS		0.00	63	63.00	0.00	63	63.00	890
BUILDING MAINTENANCE & REPAIRS								
Common Area Maintenance	6235	1,100.00	0	(1,100.00)	1,100.00	0	(1,100.00)	0
TOTAL MAINTENANCE & REPAIRS		1,100.00	0	(1,100.00)	1,100.00	0	(1,100.00)	0
PROFESSIONAL SERVICES								
Administrative Fees	6301	0.00	50	50.00	0.00	50	50.00	600
Management Contract	6302	655.91	648	(7.91)	655.91	648	(7.91)	7,776
Accounting Fees	6304	0.00	25	25.00	0.00	25	25.00	295
TOTAL PROFESSIONAL SERVICES		655.91	723	67.09	655.91	723	67.09	8,671
LANDSCAPE								
Landscape - Contract	6311	0.00	467	467.00	0.00	467	467.00	5,604
Landscape - Irrigation Equip/Repair	6313	0.00	58	58.00	0.00	58	58.00	700
Landscape - Maintenance & Miscellan	6316	60.05	0	(60.05)	60.05	0	(60.05)	1,200
TOTAL LANDSCAPE		60.05	525	464.95	60.05	525	464.95	7,504
OFFICE EXPENSE								
Postage and Supplies	6372	309.73	125	(184.73)	309.73	125	(184.73)	1,500
TOTAL OFFICE EXPENSE		309.73	125	(184.73)	309.73	125	(184.73)	1,500
INSURANCE								
Insurance Premiums	6381	0.00	0	0.00	0.00	0	0.00	935
TOTAL INSURANCE		0.00	0	0.00	0.00	0	0.00	935

