



Property Management | Maintenance | Sales | HOA Management

Magnolia Acres HOA
MAGA

Magnolia Acres Homeowners Association

12/31/2018

December 2018 Financial Reports

Cash Basis



3030 Latrobe Dr
Charlotte NC 28211

Henderson Properties, Inc.
3030 Latrobe Drive
Charlotte NC 28211

ASSETS

CASH	
Operating Trust Account Balance	21,128.39
Reserve Trust Account	<u>12,059.27</u>
TOTAL CASH	33,187.66

TOTAL ASSETS	<u><u>33,187.66</u></u>
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LIABILITIES & CAPITAL

CAPITAL	
Reserve Fund	12,059.27
Working Capital-OP	30,899.93
Retained Earnings	(12,018.58)
Net Income	<u>2,247.04</u>

TOTAL CAPITAL	<u>33,187.66</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>33,187.66</u></u>
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Bank Reconciliation MAGA MAGA Operating Trust 12/31/2018
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Bank Balance As Of 12/31/2018	21,253.39
Deposit In Transit RM	750.00
Journal Entries GL	-875.00
Adjusted Bank Balance	<u>21,128.39</u>
Book Balance As Of 12/31/2018	21,128.39
Interest Income	0.00
Bank Charges	0.00
Adjusted Book Balance	<u>21,128.39</u>

Statement
of Accounts

UNION BANK
SAN FRANCISCO MAIN 0001
PO BOX 512380
LOS ANGELES CA 90051-0380

Page: 1 of 2
Statement Number: 0073088924
12/01/18 - 12/31/18

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Homeowners Association Services Online
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Monday - Friday: 8 AM - 6 PM ET

MAGNOLIA ACRES HOMEOWNERS
ASSOCIATION
OPERATING TRUST ACCOUNT
C/O HENDERSON PROPERTIES INC
3030 LATROBE DRIVE
CHARLOTTE NC 28211

Please contact customer service
Write to: Customer Service
3320 Holcomb Bridge Rd, NW
Norcross, GA 30092
Visit us at hoabankservices.com

Analyzed Business Checking Summary

Account number: 0073088924

Days in statement period: 31

Beginning Balance on 12/01		18,621.60
Total Credits		6,120.72
Electronic Credits(16)	6,120.72	
Total Debits		-3,488.93
Electronic Debits(13)	-3,488.93	
Ending Balance on 12/31		21,253.39

Credits

Electronic Credits	Date	Description	Reference	Amount
	12/04	UNION BANK ASSN CR CCD 0645-000000G3	59487255	320.75
	12/05	UNION BANK ASSN CR CCD 0645-000000G3	51249835	648.32
	12/10	UNION BANK ASSN CR CCD 0645-000000G3	55107463	199.00
	12/11	UNION BANK ASSN CR CCD 0645-000000G3	57017074	299.85
	12/12	UNION BANK ASSN CR CCD 0645-000000G3	58292624	150.00
	12/13	UNION BANK ASSN CR CCD 0645-000000G3	59584817	669.60
	12/14	UNION BANK ASSN CR CCD 0645-000000G3	50741741	309.04
	12/17	UNION BANK ASSN CR CCD 0645-000000G3	52198976	200.00
	12/18	UNION BANK ASSN CR CCD 0645-000000G3	53845530	185.00
	12/19	UNION BANK ASSN CR CCD 0645-000000G3	55229433	300.00
	12/20	UNION BANK ASSN CR CCD 0645-000000G3	56465632	150.00
	12/21	UNION BANK ASSN CR CCD 0645-000000G3	57595807	600.00
	12/24	UNION BANK ASSN CR CCD 0645-000000G3	58801005	150.00
	12/26	UNION BANK ASSN CR CCD 0645-000000G3	50443448	50.00
	12/27	UNION BANK ASSN CR CCD 0645-000000G3	51949098	300.00
	12/31	UNION BANK ASSN CR CCD 0645-000000G3	54704602	1,589.16
		16 Electronic Credits		6,120.72

Debits

Electronic Debits	Date	Description	Reference	Amount
	12/04	AVIDPAY SERVICE AVIDPAY CCD CK100095	59933814	22.95
	12/04	AVIDPAY SERVICE AVIDPAY CCD CK100096	59933934	6.20
	12/07	UNION BANK IBTRANSFER CCD ITD1861875	55115912	150.00
	12/10	UNION BANK MGMNTFEES PPD *****2748	57013176	80.00
	12/10	UNION BANK MGMNTFEES PPD *****2780	57013240	695.20
	12/11	CITY OF CHARLOTT UTIL PAYMT CCD 01003871 389067	57389908	74.55
	12/11	UNION BANK IBTRANSFER CCD ITD1863888	58300283	170.75
	12/11	UNION BANK IBTRANSFER CCD ITD1863893	58300303	170.75
	12/12	AVIDPAY SERVICE AVIDPAY CCD CK100098	58469335	85.12
	12/12	AVIDPAY SERVICE AVIDPAY CCD CK100097	58469397	980.00
	12/18	ATS SERV TRANSFER 0073088932	65450890	300.00
	12/19	AVIDPAY SERVICE AVIDPAY CCD CK100099	55442765	99.00
	12/21	AVIDPAY SERVICE AVIDPAY CCD CK100100	57800420	654.41
13 Electronic Debits				3,488.93

Daily Balance

Date	Ledger balance	Date	Ledger balance	Date	Ledger balance
12/01 - 12/03	18,621.60	12/04	18,913.20	12/05 - 12/06	19,561.52
12/07 - 12/09	19,411.52	12/10	18,835.32	12/11	18,719.12
12/12	17,804.00	12/13	18,473.60	12/14 - 12/16	18,782.64
12/17	18,982.64	12/18	18,867.64	12/19	19,068.64
12/20	19,218.64	12/21 - 12/23	19,164.23	12/24 - 12/25	19,314.23
12/26	19,364.23	12/27 - 12/30	19,664.23	12/31	21,253.39

Bank Reconciliation MAGA1 MAGA Reserve Trust 12/31/2018

Bank Balance As Of 12/31/2018	12,059.27
Adjusted Bank Balance	<u>12,059.27</u>
Book Balance As Of 12/31/2018	12,058.26
Interest Income	1.01
Bank Charges	0.00
Adjusted Book Balance	<u>12,059.27</u>

Statement
of Accounts

UNION BANK
SAN FRANCISCO MAIN 0001
PO BOX 512380
LOS ANGELES CA 90051-0380

Page: 1 of 1
Statement Number: 0073088932
12/01/18 -12/31/18

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MAGNOLIA ACRES HOMEOWNERS
ASSOCIATION
RESERVE TRUST ACCOUNT
C/O HENDERSON PROPERTIES INC
3030 LATROBE DRIVE
CHARLOTTE NC 28211

Business MoneyMarket Account Summary

Account number: 0073088932

Days in statement period: 31

Beginning Balance on 12/01		11,758.26	Interest	
Total Credits		301.01	Paid this period	1.01
Electronic Credits(1)	300.00		Paid year-to-date	10.13
Other Credits(1)	1.01		Interest Rates	
Ending Balance on 12/31		12,059.27	Annual Percentage Yield Earned	0.10%

Credits

Electronic Credits	Date	Description	Reference	Amount
	12/18	ATS SERV TRANSFER	0073088924	300.00
		1 Electronic Credits		300.00
Other Credits	Date	Description	Reference	Amount
	12/31	INTEREST PAYMENT		1.01
		1 Other Credits		1.01

Daily Balance

Date	Ledger balance	Date	Ledger balance	Date	Ledger balance
12/01 - 12/17	11,758.26	12/18 - 12/30	12,058.26	12/31	12,059.27

MAGA Magnolia Acres Homeowners Association
BUDGET COMPARISON
12/31/2018

3030 Latrobe Dr
Charlotte NC 28211

Henderson Properties, Inc.
3030 Latrobe Drive
Charlotte NC 28211

	Acct. Num	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual Bud
OPERATING INCOME								
ASSESSMENT AND FEE INCOME								
Association Assessment	4500	5,108.93	0	5,108.93	34,725.85	32,400	2,325.85	32,400
Architectural Review Application Fe	4550	0.00	0	0.00	150.00	0	150.00	0
NET ASSOCIATION INCOME		5,108.93	0	5,108.93	34,875.85	32,400	2,475.85	32,400
OTHER INCOME								
Prior Year Surplus	5669	0.00	408	(408.00)	0.00	4,962	(4,962.00)	4,962
Fine Income	5710	0.00	0	0.00	200.00	0	200.00	0
Late Interest Income	5801	49.38	0	49.38	218.72	0	218.72	0
TOTAL OTHER INCOME		49.38	408	(358.62)	418.72	4,962	(4,543.28)	4,962
RES trans from OP - Special Misc. R	7000 115	(300.00)	(300)	0.00	(3,600.00)	(3,600)	0.00	(3,600)
TOTAL OPERATING INCOME		4,858.31	108	4,750.31	31,694.57	33,762	(2,067.43)	33,762
OPERATING EXPENSES								
COMMUNITY FUNCTIONS								
Community Functions for Residents	6110	0.00	15	15.00	682.99	125	(557.99)	125
Website	6113	0.00	6	6.00	0.00	28	28.00	28
Social Committee	6122	0.00	50	50.00	424.51	600	175.49	600
Neighborhood Watch	6125	0.00	12	12.00	0.00	100	100.00	100
TOTAL COMMUNITY FUNCTIONS		0.00	83	83.00	1,107.50	853	(254.50)	853
PROFESSIONAL SERVICES								
Administrative Fees	6301	15.90	87	71.10	1,194.06	1,000	(194.06)	1,000
Management Contract	6302	695.20	695	(0.20)	8,206.72	8,221	14.28	8,221
Legal Fees	6303	149.09	19	(130.09)	1,812.88	250	(1,562.88)	250
Accounting Fees	6304	0.00	0	0.00	305.00	295	(10.00)	295
TOTAL PROFESSIONAL SERVICES		860.19	801	(59.19)	11,518.66	9,766	(1,752.66)	9,766
LANDSCAPE								
Landscape - Contract	6311	980.00	565	(415.00)	6,380.00	6,780	400.00	6,780
Landscape - Irrigation Equip/Repair	6313	0.00	37	37.00	25.00	400	375.00	400
Landscape - Maintenance & Miscellan	6316	0.00	45	45.00	1,242.73	540	(702.73)	540
TOTAL LANDSCAPE		980.00	647	(333.00)	7,647.73	7,720	72.27	7,720
TAXES								
Property Taxes	6322	0.00	0	0.00	246.35	0	(246.35)	0
TOTAL TAXES		0.00	0	0.00	246.35	0	(246.35)	0
OFFICE EXPENSE								
Postage and Supplies	6372	149.71	125	(24.71)	1,917.82	1,500	(417.82)	1,500

MAGA Magnolia Acres Homeowners Association
BUDGET COMPARISON
12/31/2018

3030 Latrobe Dr
Charlotte NC 28211

Henderson Properties, Inc.
3030 Latrobe Drive
Charlotte NC 28211

	Acct. Num	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual Bud
TOTAL OFFICE EXPENSE		<u>149.71</u>	<u>125</u>	<u>(24.71)</u>	<u>1,917.82</u>	<u>1,500</u>	<u>(417.82)</u>	<u>1,500</u>
INSURANCE								
Insurance Premiums	6381	<u>0.00</u>	<u>184</u>	<u>184.00</u>	<u>936.00</u>	<u>2,263</u>	<u>1,327.00</u>	<u>2,263</u>
TOTAL INSURANCE		<u>0.00</u>	<u>184</u>	<u>184.00</u>	<u>936.00</u>	<u>2,263</u>	<u>1,327.00</u>	<u>2,263</u>
UTILITIES								
Electricity	6402	<u>108.07</u>	<u>40</u>	<u>(68.07)</u>	<u>386.78</u>	<u>480</u>	<u>93.22</u>	<u>480</u>
Water Irrigation	6404-1	<u>74.55</u>	<u>124</u>	<u>49.45</u>	<u>462.92</u>	<u>1,532</u>	<u>1,069.08</u>	<u>1,532</u>
Electricity-Street Lights	6409	<u>0.00</u>	<u>50</u>	<u>50.00</u>	<u>(2,156.23)</u>	<u>600</u>	<u>2,756.23</u>	<u>600</u>
TOTAL UTILITIES		<u>182.62</u>	<u>214</u>	<u>31.38</u>	<u>(1,306.53)</u>	<u>2,612</u>	<u>3,918.53</u>	<u>2,612</u>
SECURITY								
Security Patrol	6505	<u>99.00</u>	<u>754</u>	<u>655.00</u>	<u>7,380.00</u>	<u>9,048</u>	<u>1,668.00</u>	<u>9,048</u>
TOTAL SECURITY		<u>99.00</u>	<u>754</u>	<u>655.00</u>	<u>7,380.00</u>	<u>9,048</u>	<u>1,668.00</u>	<u>9,048</u>
TOTAL OPERATING EXPENSES		<u>2,271.52</u>	<u>2,808</u>	<u>536.48</u>	<u>29,447.53</u>	<u>33,762</u>	<u>4,314.47</u>	<u>33,762</u>
NET OPERATING INCOME/LOSS		<u>2,586.79</u>	<u>(2,700)</u>	<u>5,286.79</u>	<u>2,247.04</u>	<u>0</u>	<u>2,247.04</u>	<u>0</u>
CASH FLOW								
Cash Flow from Operations		<u>2,586.79</u>	<u>(2,700)</u>	<u>5,286.79</u>	<u>2,247.04</u>	<u>0</u>	<u>2,247.04</u>	<u>0</u>
RESERVE BUDGET								
RES trans from OP - Special Misc. R	7000 115	<u>300.00</u>	<u>300</u>	<u>0.00</u>	<u>3,600.00</u>	<u>3,600</u>	<u>0.00</u>	<u>3,600</u>
Reserve Intrst - Current	5720	<u>1.01</u>	<u>0</u>	<u>(1.01)</u>	<u>10.13</u>	<u>0</u>	<u>(10.13)</u>	<u>0</u>
TOTAL RESERVE INCOME		<u>301.01</u>	<u>300</u>	<u>(1.01)</u>	<u>3,610.13</u>	<u>3,600</u>	<u>(10.13)</u>	<u>3,600</u>
RESERVE INCOME/LOSS		<u>301.01</u>	<u>300</u>	<u>1.01</u>	<u>3,610.13</u>	<u>3,600</u>	<u>10.13</u>	<u>3,600</u>

G3

Henderson Properties, Inc.
3030 Latrobe Drive
Charlotte NC 28211

Unit Hse #	R Sts Type	Resident Co-Resident	Unit Address CC Description	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
G3-BDP - BRITTANY DAWN PLACE									
3103	01 C	ATTN:Damali Gibson 3103 Brittany Dawn Place Charlotte NC 28208	3103 Brittany Dawn Place						
			LA	Late Interest	3.75		0.75	0.75	2.25
			LF	Late Fee Charge	100.00		20.00	20.00	60.00
			SI	Semi Annual Assessme	150.00				150.00
				Resident Totals	253.75	0.00	20.75	20.75	212.25
G3-GMD - GRANT MARTIN DRIVE									
4202	01 C	Crystal Bell 4202 Grant Martin Drive Charlotte NC 28208	4202 Grant Martin Drive						
			LA	Late Interest	3.75		0.75	0.75	2.25
			LF	Late Fee Charge	100.00		20.00	20.00	60.00
			SI	Semi Annual Assessme	149.91				149.91
				Resident Totals	253.66	0.00	20.75	20.75	212.16
4206	01 C	Yovani Mondragon Santana 4206 Grant Martin Drive Charlotte NC 28208	4206 Grant Martin Drive						
			LA	Late Interest	3.75		0.75	0.75	2.25
			SI	Semi Annual Assessme	150.00				150.00
				Resident Totals	153.75	0.00	0.75	0.75	152.25
4219	01 C	ATTN:Reynaldo Ovideo ATTN:Merys David 4219 Grant Martin Drive Charlotte NC 28208	4219 Grant Martin Drive						
			LA	Late Interest	23.65		2.35	2.35	18.95
			LF	Late Fee Charge	200.00		20.00	20.00	160.00
			LG	Legal Fees	243.87				243.87
			SI	Semi Annual Assessme	470.75				470.75
				Resident Totals	938.27	0.00	22.35	22.35	893.57
4222	01 C	Damali Rashida Gibson Tamasha Okima Gibson 4222 Grant Martin Drive Charlotte NC 28208	4222 Grant Martin Drive						
			LA	Late Interest	2.60		0.52	0.52	1.56
			LF	Late Fee Charge	100.00		20.00	20.00	60.00
			SI	Semi Annual Assessme	104.98				104.98
			VF	Violation Fee	50.00				50.00
				Resident Totals	257.58	0.00	20.52	20.52	216.54
4223	01 C	Mei Lin Guo Jiang 4223 Grant Martin Drive Charlotte NC 28208	4223 Grant Martin Drive						
			VF	Violation Fee	50.00				50.00
				Resident Totals	50.00	0.00	0.00	0.00	50.00
4227	01 C	Penny Reid Kelvin Reid 4227 Grant Martin Drive Charlotte NC 28208	4227 Grant Martin Drive						
			BC	Returned Check Fee	35.00			35.00	
			LA	Late Interest	9.63		1.59	1.59	6.45
			LF	Late Fee Charge	140.00		20.00	20.00	100.00
			SI	Semi Annual Assessme	318.60				318.60
				Resident Totals	503.23	0.00	21.59	56.59	425.05
4234	01 C	ATTN:Het A 4234 Grant Martin Drive Charlotte NC 28208	4234 Grant Martin Drive						
			LA	Late Interest	23.25		2.25	2.25	18.75
			LF	Late Fee Charge	320.00		20.00	20.00	280.00
			LG	Legal Fees	187.56				187.56
			SI	Semi Annual Assessme	449.48				449.48
				Resident Totals	980.29	0.00	22.25	22.25	935.79
4327	01 C	ATTN:Jaime Guzman-Barron 4327 Grant Martin Drive Charlotte NC 28208	4327 Grant Martin Drive						
			LA	Late Interest	39.07		3.00	3.00	33.07
			LF	Late Fee Charge	400.00		20.00	20.00	360.00
			SI	Semi Annual Assessme	600.00				600.00
				Resident Totals	1,039.07	0.00	23.00	23.00	993.07
G3-TD - TIMBERBROOK DRIVE									
2633	01 C	ATTN:Francis Jimenez-Brito 2633 Timberbrook Drive Charlotte NC 28208	2633 Timberbrook Drive						
			LA	Late Interest	12.35		1.60	1.60	9.15
			LF	Late Fee Charge	220.00		20.00	20.00	180.00
			SI	Semi Annual Assessme	320.75				320.75
				Resident Totals	553.10	0.00	21.60	21.60	509.90
2816	01 C	Brussens K	2816 Timberbrook Drive						

G3

Henderson Properties, Inc.
3030 Latrobe Drive
Charlotte NC 28211

Unit Hse #	R Sts Type	Resident Co-Resident	Unit Address	Deposit Description	Amount	Current	30 Days	60 Days	90 Days
		Ruk KA	LA	Late Interest	3.75		0.75	0.75	2.25
		2816 Timberbrook Drive	LF	Late Fee Charge	100.00		20.00	20.00	60.00
		Charlotte NC 28208	SI	Semi Annual Assessme	150.00				150.00
				Resident Totals	253.75	0.00	20.75	20.75	212.25
G3-VBL - VICTORIA BROOK LANE									
3003	01 C	Aissatou Reyes Rolando Reyes Jr. 3003 Victoria Brook Lane Charlotte NC 28208	SI	3003 Victoria Brook Lane Semi Annual Assessme Resident Totals	188.83 188.83	0.00	0.00	0.00	188.83 188.83
3302	01 C	Mark Morris 3302 Victoria Brook Lane Charlotte NC 28208	SI	3302 Victoria Brook Lane Semi Annual Assessme Resident Totals	180.75 180.75	0.00	0.00	0.00	180.75 180.75
3306	01 C	ATTN:Tyrone Wood 3306 Victoria Brook Lane Charlotte NC 28208	LA LF SI	3306 Victoria Brook Lane Late Interest Late Fee Charge Semi Annual Assessme Resident Totals	3.75 100.00 150.00 253.75	0.00	0.75 20.00 20.75	0.75 20.00 20.75	2.25 60.00 150.00 212.25
3311	01 C	ATTN:Timothy Reid 3311 Victoria Brook Lane Charlotte NC 28208	LA LF SI	3311 Victoria Brook Lane Late Interest Late Fee Charge Semi Annual Assessme Resident Totals	3.75 100.00 150.00 253.75	0.00	0.75 20.00 20.75	0.75 20.00 20.75	2.25 60.00 150.00 212.25
3315	01 C	Y Hon Nie Mary Vien Hung Y. Nie	LA LF SI	3315 Victoria Brook Lane Late Interest Late Fee Charge Semi Annual Assessme Resident Totals	3.75 100.00 150.00 253.75	0.00	0.75 20.00 20.75	0.75 20.00 20.75	2.25 60.00 150.00 212.25
3327	01 C	Angel Zambrano Xiomera Calderon 3327 Victoria Brook Lane Charlotte NC 28208	LA LF SI	3327 Victoria Brook Lane Late Interest Late Fee Charge Semi Annual Assessme Resident Totals	0.11 20.00 21.50 41.61	0.00	0.11 20.00 20.11	0.00	21.50 21.50
3330	01 C	Khoi Cil Det Jan Kra 3330 Victoria Brook Lane Charlotte NC 28208	SI	3330 Victoria Brook Lane Semi Annual Assessme Resident Totals	0.75 0.75	0.00	0.00	0.00	0.75 0.75
3438	01 C	Jarvis Chisholm Laura Chisholm 3438 Victoria Brook Lane Charlotte NC 28208	LA LF SI	3438 Victoria Brook Lane Late Interest Late Fee Charge Semi Annual Assessme Resident Totals	0.40 80.00 20.75 101.15	0.00	0.10 20.00 20.10	0.10 20.00 20.10	0.20 40.00 20.75 60.95
				Entity Totals Delinquent	6,510.79	0.00	296.77	311.66	5,902.36
				Prepays	0.00	0.00	0.00	0.00	0.00
				Net	6,510.79	0.00	296.77	311.66	5,902.36
				Net Distribution					
			BC	Returned Check Fee	35.00	0.00	0.00	35.00	0.00
			LA	Late Interest	137.31	0.00	16.77	16.66	103.88
			LF	Late Fee Charge	2,080.00	0.00	280.00	260.00	1,540.00
			LG	Legal Fees	431.43	0.00	0.00	0.00	431.43
			SI	Semi Annual Assessme	3,727.05	0.00	0.00	0.00	3,727.05
			VF	Violation Fee	100.00	0.00	0.00	0.00	100.00

Bank MAGA MAGA Operating
Trust
For Entities MAGA to MAGA
For All Vendors

Henderson Properties, Inc.

3030 Latrobe Drive
Charlotte NC 28211

Vendor	Name	Voucher	Vch Date	Amount	Disc Taken	Bank	Check	Type	Check Date	Amount
XDUKEP	Duke Energy <u>Community</u> Magnolia Acres HOA	00486109	12/03/2018	22.95	0.00	MAGA	100095	C	12/03/2018	22.95
		<u>Description</u> Entrance				MAGA	6402		MAGA-113018	<u>Dist.Amount</u> 22.95
HP01	Henderson Properties Inc <u>Community</u> Magnolia Acres HOA	00486110	12/03/2018	6.20	0.00	MAGA	100096	C	12/03/2018	6.20
		<u>Description</u> Late Letters				MAGA	6372		484140	<u>Dist.Amount</u> 6.20
LANCES	Lancescapes LLC <u>Community</u> Magnolia Acres HOA	00487013	12/11/2018	980.00	0.00	MAGA	100097	C	12/11/2018	980.00
		<u>Description</u> Oct/Nov Maint				MAGA	6311		18-0243	<u>Dist.Amount</u> 980.00
XDUKEP	Duke Energy <u>Community</u> Magnolia Acres HOA	00487014	12/11/2018	85.12	0.00	MAGA	100098	C	12/11/2018	85.12
		<u>Description</u> Security Lights				MAGA	6359		113018a	<u>Dist.Amount</u> 85.12
MPRESS	Matthew Ray Pressley <u>Community</u> Magnolia Acres HOA	00487483	12/17/2018	99.00	0.00	MAGA	100099	C	12/18/2018	99.00
		<u>Description</u> 12/11/18 off duty				MAGA	6505		121118	<u>Dist.Amount</u> 99.00
HP01	Henderson Properties Inc <u>Community</u> Magnolia Acres HOA Magnolia Acres HOA Magnolia Acres HOA	00488043	12/19/2018	654.41	0.00	MAGA	100100	C	12/20/2018	654.41
		<u>Description</u> Nov Admin				MAGA	6301		2018.12.153	<u>Dist.Amount</u> 15.90
		<u>Description</u> Nov Admin				MAGA	6372		2018.12.153	143.51
		<u>Description</u> Nov Admin				MAGA	6303		2018.12.153	495.00
XCTYCH	City of Charlotte <u>Community</u> Magnolia Acres HOA	00485769	12/10/2018	74.55	0.00	MAGA	300006	C	12/10/2018	74.55
		<u>Description</u> Irrigation Draft				MAGA	6404-1		MAGA-111918	<u>Dist.Amount</u> 74.55
Totals				1,922.23	0.00					1,922.23
									Computer Checks:	1,922.23
									Manual Checks:	0.00

For Accounts 6104 to 7400

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
6110	Community Functions for Residents			Beginning Balance			682.99
				Ending Balance			682.99
6122	Social Committee			Beginning Balance			424.51
				Ending Balance			424.51
6301	Administrative Fees Nov Admin	ACK MAGA -100100	12/20/2018	Beginning Balance			1,178.16
				Henderson Properties	15.90		
				Account Total	15.90	0.00	15.90
				Ending Balance			1,194.06
6302	Management Contract Management Fees	JER 00019338	12/10/2018	Beginning Balance			7,511.52
				Management Fees	695.20		
				Account Total	695.20	0.00	695.20
				Ending Balance			8,206.72
6303	Legal Fees Nov Admin	ACK MAGA -100100 RCP 00845697	12/20/2018 12/28/2018	Beginning Balance			1,663.79
				Henderson Properties	495.00		
				RM Cash Proc Post		345.91	
				Account Total	495.00	345.91	149.09
				Ending Balance			1,812.88
6304	Accounting Fees			Beginning Balance			305.00
				Ending Balance			305.00
6311	Landscape - Contract Oct/Nov Maint	ACK MAGA -100097	12/11/2018	Beginning Balance			5,400.00
				Lancescapes LLC	980.00		
				Account Total	980.00	0.00	980.00
				Ending Balance			6,380.00
6313	Landscape - Irrigation Equip/Repairs			Beginning Balance			25.00
				Ending Balance			25.00
6316	Landscape - Maintenance & Miscellaneous			Beginning Balance			1,242.73
				Ending Balance			1,242.73
6322	Property Taxes			Beginning Balance			246.35
				Ending Balance			246.35
6359	Clubhouse Furniture Security Lights	ACK MAGA -100098	12/11/2018	Beginning Balance			0.00
				Duke Power	85.12		
				Account Total	85.12	0.00	85.12
				Ending Balance			85.12
6372	Postage and Supplies Late Letters Nov Admin	ACK MAGA -100096 ACK MAGA -100100	12/03/2018 12/20/2018	Beginning Balance			1,768.11
				Henderson Properties	6.20		
				Henderson Properties	143.51		
				Account Total	149.71	0.00	149.71
				Ending Balance			1,917.82
6381	Insurance Premiums			Beginning Balance			936.00
				Ending Balance			936.00
6402	Electricity Entrance	ACK MAGA -100095	12/03/2018	Beginning Balance			278.71
				Duke Power	22.95		
				Account Total	22.95	0.00	22.95
				Ending Balance			301.66
6404-1	Water Irrigation Irrigation Draft	ACK MAGA -300006	12/10/2018	Beginning Balance			388.37
				City of Charlotte	74.55		
				Account Total	74.55	0.00	74.55
				Ending Balance			462.92
6409	Electricity-Street Lights			Beginning Balance			-2,156.23
				Ending Balance			-2,156.23
6505	Security Patrol 12/11/18 off duty	ACK MAGA -100099	12/18/2018	Beginning Balance			7,281.00
				Matthew Ray Pressley	99.00		
				Account Total	99.00	0.00	99.00
				Ending Balance			7,380.00

General Ledger MAGA Magnolia Acres HOA For Dates 12/01/2018 to 12/31/2018
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For Accounts 6104 to 7400

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
7000		RES trans from OP		Beginning Balance			3,300.00
				Sub Ledger Activity	300.00		
				Account Total	300.00	0.00	300.00
				Ending Balance			3,600.00
				Entity Totals	2,917.43	345.91	33,047.53