

Leewood Homeowners Association, Inc.
Profit and Loss
January - August, 2015

	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Income			
Operating Income			
Assessments	131,625.00	131,625.00	-
Interest Income	410.41		410.41
POA Packets	225.00	133.33	91.67
Total Operating Income	\$ 132,260.41	\$ 131,758.33	\$ 502.08
Total Income	\$ 132,260.41	\$ 131,758.33	\$ 502.08
Gross Profit	\$ 132,260.41	\$ 131,758.33	\$ 502.08
Expenses			
Bad Debts	-900.00		900.00
Common Property Maintenance			
Grounds Maintenance	26,248.00	25,381.33	(866.67)
Lighting	2,062.68	2,100.00	37.32
Other Maintenance	0.00	666.67	666.67
Snow Removal	6,420.00	2,500.00	(3,920.00)
Trash Service	31,044.94	31,130.64	85.70
Tree & Shrub	6,255.00	6,666.67	411.67
Total Common Property Maintenance	\$ 72,030.62	\$ 68,445.31	-\$ 3,585.31
General & Administrative			
Bank Charges	16.00	33.33	17.33
Dues	345.45	410.00	64.55
Meeting Space		-	-
Miscellaneous	367.85	450.00	82.15
Newsletter	86.37	200.00	113.63
Postage And Delivery	495.31	765.33	270.02
Stationery & Printing	811.23	326.67	(484.56)
Supplies	369.97	550.00	180.03
Website	187.39	188.00	0.61
Total General & Administrative	\$ 2,679.57	\$ 2,923.33	\$ 243.76
Professional Fees			
Accounting	3,300.00	3,375.00	75.00
Insurance	2,982.00	3,000.00	18.00
Legal Fees	2,527.36	4,000.00	1,472.64
Total Professional Fees	\$ 8,809.36	\$ 10,375.00	\$ 1,565.64
Taxes			
Federal Income Tax		-	-
Virginia Income Tax		-	-
Other Taxes & Licenses	118.02	190.00	71.98
Total Taxes	\$ 118.02	\$ 190.00	\$ 71.98
Total Expenses	\$ 82,737.57	\$ 81,933.64	-\$ 803.93
Net Operating Income	\$ 49,522.84	\$ 49,824.69	-\$ 301.85

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	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Other Income			
Reserve Income			
Dividend Income	1,040.16	851.50	(188.66)
Interest Income	1,143.35	1,139.33	(4.02)
Total Reserve Income	\$ 2,183.51	\$ 1,990.83	-\$ 192.68
Total Other Income	\$ 2,183.51	\$ 1,990.83	-\$ 192.68
Other Expense			
Reserve Expenditures			
Entrance Signs		6,000.00	6,000.00
Fence		10,000.00	10,000.00
Roads		-	-
Signs	1,185.90	500.00	(685.90)
Sidewalks		-	-
Curbs		-	-
Total Reserve Expenditures	\$ 1,185.90	\$ 16,500.00	\$ 15,314.10
Total Other Expense	\$ 1,185.90	\$ 16,500.00	\$ 15,314.10
Net Other Income	\$ 997.61	-\$ 14,509.17	-\$ 15,506.78
Net Income	\$ 50,520.45	\$ 35,315.52	-\$ 15,204.93

**Annual
Budget**

175,500.00

200.00

\$ 175,700.00

\$ 175,700.00

\$ 175,700.00

38,072.00

3,150.00

1,000.00

5,000.00

47,353.00

10,000.00

\$ 104,575.00

50.00

410.00

225.00

450.00

300.00

1,148.00

490.00

825.00

188.00

\$ 4,086.00

3,375.00

3,000.00

6,000.00

\$ 12,375.00

345.00

147.00

190.00

\$ 682.00

\$ 121,718.00

\$ 53,982.00

**Annual
Budget**

1,416.00

1,703.00

\$ 3,119.00

\$ 3,119.00

6,000.00

10,000.00

100,000.00

500.00

10,000.00

10,000.00

\$ 136,500.00

\$ 136,500.00

-\$ 133,381.00

-\$ 79,399.00