

LEEWOOD HOMEOWNERS ASSOCIATION INC  
 B A L A N C E S H E E T  
 December 2018

	OPERATING	RESERVE	TOTAL
CURRENT ASSETS			
1015 UNION BANK - CHECKING - PRIMARY	102,356.62		102,356.62
1067 CHARLES SCHWAB - BRKG - RESERVE		123,816.57	123,816.57
1068 VANGUARD 500 MUTUAL FUND - RESERVE		70,518.15	70,518.15
1100 AMERICAN EXPRESS - CD 5/24/21 2.25%		39,120.80	39,120.80
1101 CAPITAL ONE - CD 11/2/20 1.5%		14,572.53	14,572.53
1102 CAPITAL ONE - CD 10/4/22 2.3%		32,626.60	32,626.60
1104 DISCOVER BANK - CD 11/4/19 1.35%		19,762.94	19,762.94
1105 DISCOVER BANK - CD 8/2/22 2.3%		33,678.86	33,678.86
1106 GOLDMAN SACHS - CD 8/2/22 2.3%		33,678.86	33,678.86
1107 SALLIE MAE BANK - CD 2/22/23 2.8%		29,172.96	29,172.96
1108 THIRD FED SAVINGS - CD 7/28/21 2.0 %		38,776.76	38,776.76
1109 WELLS FARGO BANK - CD 2/28/20 2.4%		29,815.02	29,815.02
1110 WELLS FARGO BANK - CD 3/28/19 2.0%		29,973.69	29,973.69
1111 WELLS FARGO BANK - CD 5/24/19 1.65%		39,872.36	39,872.36
1112 CAPITAL ONE - CD 5/26/20 1.9%		39,386.60	39,386.60
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	102,356.62	574,772.70	677,129.32
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	7,741.38		7,741.38
1240 ASSESSMENTS - MISCELLANEOUS	100.00		100.00
1260 ALLOWANCE FOR DOUBTFUL ACCOUNTS	(3,726.09)		(3,726.09)
1272 ACCRUED INTEREST INCOME		1,900.22	1,900.22
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	4,115.29	1,900.22	6,015.51

LEEWOOD HOMEOWNERS ASSOCIATION INC  
B A L A N C E   S H E E T  
December 2018

		OPERATING	RESERVE	TOTAL
PREPAID ASSETS				
1310	INSURANCE - 4/1/18-19 \$3,530.00	882.51		882.51
1340	INCOME TAX	2,748.00		2,748.00
1343	AMERICAN DISPOSAL SERVICES - MONTHLY	3,239.68		3,239.68
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		6,870.19	0.00	6,870.19
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	TOTAL ASSETS	113,342.10	576,672.92	690,015.02
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LEEWOOD HOMEOWNERS ASSOCIATION INC  
 B A L A N C E S H E E T  
 December 2018

	OPERATING	RESERVE	TOTAL
CURRENT LIABILITIES			
2010	ACCOUNTS PAYABLE	12,106.15	12,106.15
2080	INCOME TAXES	1,071.00	1,071.00
2130	PREPAID ASSESSMENTS	9,796.25	9,796.25
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	22,973.40	0.00	22,973.40
RESTRICTED EQUITY - RESERVES			
2271	RESERVES - POOLED	547,032.32	547,032.32
	SPENT FROM RESERVES		
2471	RESERVES - POOLED	(1,016.87)	(1,016.87)
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	0.00	546,015.45	546,015.45
OPERATING EQUITY			
2635	UNREALIZED GAIN/LOSS - CHARLES SCHWAB	(12,211.05)	(12,211.05)
2636	UNREALIZED GAIN/LOSS	42,868.52	42,868.52
2650	PRIOR YEAR SURPLUS (DEFICIT)	68,260.00	68,260.00
2670	CURRENT YEAR SURPLUS (DEFICIT)	22,108.70	22,108.70
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	90,368.70	30,657.47	121,026.17
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	TOTAL LIABILITIES & EQUITY	113,342.10	576,672.92
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LEEWOOD HOMEOWNERS ASSOCIATION INC  
 REVENUE & EXPENSE BUDGET COMPARISON REPORT  
 DECEMBER 2018

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	12 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
<b>INCOME</b>							
4020 ASSESSMENTS - QUARTERLY	16,250.00	16,250.00	0.00	195,000.00	195,000.00	0.00	195,000
4060 LATE CHARGES	30.21	0.00	30.21	30.21	0.00	30.21	0
4080 CLOSING FEES *	0.00	25.00	- 25.00	150.00	300.00	-150.00	300
4340 INTEREST - RESERVES	1,590.18	0.00	1,590.18	8,587.51	0.00	8,587.51	0
4350 INTEREST ALLOC TO RESERVES	-1,590.18	0.00	-1,590.18	-8,587.51	0.00	-8,587.51	0
4970	16,280.21	16,275.00	5.21	195,180.21	195,300.00	-119.79	195,300
4980 TOTAL INCOME	16,280.21	16,275.00	5.21	195,180.21	195,300.00	-119.79	195,300
<b>EXPENSES</b>							
<b>GROUNDS MAINTENANCE</b>							
6201 TREES/SOD/PLANTS	11,202.00	1,333.33	9,868.67	15,624.50	16,000.00	-375.50	16,000
6305 COMMON AREA MAINTENANCE	2,100.00	83.33	2,016.67	4,175.00	1,000.00	3,175.00	1,000
6599	13,302.00	1,416.66	11,885.34	19,799.50	17,000.00	2,799.50	17,000
<b>CONTRACTS</b>							
6901 GROUNDS MAINTENANCE	3,043.75	3,480.42	-436.67	36,525.00	41,765.00	-5,240.00	41,765
6904 TRASH REMOVAL	3,239.68	3,057.17	182.51	37,280.58	36,686.00	594.58	36,686

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 DECEMBER 2018

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	12 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
6907 SNOW SERVICES	0.00	583.33	-583.33	2,612.50	7,000.00	-4,387.50	7,000
6999	6,283.43	7,120.92	-837.49	76,418.08	85,451.00	-9,032.92	85,451
<b>UTILITIES</b>							
7910 ELECTRIC	253.56	266.67	- 13.11	3,050.83	3,200.00	-149.17	3,200
7999	253.56	266.67	- 13.11	3,050.83	3,200.00	-149.17	3,200
<b>ADMINISTRATIVE</b>							
8020 MANAGEMENT FEE	1,560.00	0.00	1,560.00	14,040.00	0.00	14,040.00	0
8030 NEWSLETTER COSTS	0.00	41.67	- 41.67	438.32	500.00	- 61.68	500
8040 POSTAGE	210.61	105.67	104.94	592.00	1,268.00	-676.00	1,268
8060 COPIES/PRINTING/SUPPLIES	693.54	524.17	169.37	2,464.84	6,290.00	-3,825.16	6,290
8061 WEBSITE	0.00	17.25	- 17.25	187.39	207.00	- 19.61	207
8080 CPA SERVICES	0.00	287.50	-287.50	3,450.00	3,450.00	0.00	3,450
8100 LEGAL EXPENSE	1,287.84	500.00	787.84	5,615.37	6,000.00	-384.63	6,000
8120 INSURANCE	294.17	283.33	10.84	4,011.89	3,400.00	611.89	3,400
8142 FEES/DUES/LICENSES	0.00	37.50	- 37.50	628.75	450.00	178.75	450
8143 PERMITS/LICENSES	0.00	0.00	0.00	104.48	0.00	104.48	0
8170 TAXES - ASSOCIATION PROPERTY	0.00	10.42	- 10.42	25.00	125.00	-100.00	125
8180 INCOME TAX	0.00	100.75	-100.75	- 4.94	1,209.00	-1,213.94	1,209
8182 STATE TAXES	0.00	42.83	- 42.83	0.00	514.00	-514.00	514
8190 MISCELLANEOUS	0.00	0.00	0.00	16.00	0.00	16.00	0
8230 BANK CHARGES	0.00	0.00	0.00	6.00	0.00	6.00	0

LEEWOOD HOMEOWNERS ASSOCIATION INC  
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 DECEMBER 2018

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	12 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
8341 MISCELLANEOUS OPERATING	0.00	33.33	- 33.33	428.00	400.00	28.00	400
8380 MEETING HALL RENTAL	300.00	25.00	275.00	300.00	300.00	0.00	300
8479	4,346.16	2,009.42	2,336.74	32,303.10	24,113.00	8,190.10	24,113
BUDGETED TRANSFERS TO RESERVE FUND							
9171 POOLED RESERVES	3,458.33	3,458.33	0.00	41,500.00	41,500.00	0.00	41,500
9299	3,458.33	3,458.33	0.00	41,500.00	41,500.00	0.00	41,500
9980 TOTAL EXPENSES	27,643.48	14,272.00	13,371.48	173,071.51	171,264.00	1,807.51	171,264
9990 GAIN (LOSS)	(11,363.27)	2,003.00	13,366.27	22,108.70	24,036.00	1,927.30	24,036