

LEEWOOD HOMEOWNERS ASSOCIATION INC  
 B A L A N C E S H E E T  
 December 2019

	OPERATING	RESERVE	TOTAL
CURRENT ASSETS			
1015 UNION BANK - CHECKING - PRIMARY	12,838.38		12,838.38
1035 UNION BANK - MM - OPERATING	86,271.67		86,271.67
1067 CHARLES SCHWAB - BRKG - RESERVE		97,060.91	97,060.91
1068 VANGUARD 500 MUTUAL FUND - RESERVE		81,975.08	81,975.08
1100 AMERICAN EXPRESS - CD 5/24/21 2.25%		40,220.60	40,220.60
1102 CAPITAL ONE - CD 10/4/22 2.3%		14,139.51	14,139.51
1105 DISCOVER BANK - CD 8/2/22 2.3%		35,341.01	35,341.01
1107 SALLIE MAE BANK - CD 2/22/23 2.8%		10,256.35	10,256.35
1109 WELLS FARGO BANK - CD 2/28/20 2.4%		30,033.15	30,033.15
1113 GOLDMAN SACHS - CD 1/23/24 3.20%		31,441.83	31,441.83
1114 CITIBANK - CD 1/25/23 3.20%		30,973.65	30,973.65
1115 GOLDMAN SACHS - CD 2/13/26 3.30%		32,213.01	32,213.01
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	99,110.05	403,655.10	502,765.15
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	7,550.66		7,550.66
1260 ALLOWANCE FOR DOUBTFUL ACCOUNTS	(2,006.67)		(2,006.67)
1272 ACCRUED INTEREST INCOME		1,900.22	1,900.22
1281 DUE FROM RESERVE TO OPERATING	1,450.00		1,450.00
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	6,993.99	1,900.22	8,894.21

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	OPERATING	RESERVE	TOTAL
PREPAID ASSETS			
1310 STATE FARM CONDO INS 4/1/19-20 \$2,323.00	580.74		580.74
1315 STATE FARM FB INS 4/1/19-20 \$1,247.00	311.76		311.76
1316 STATE FARM UMBRELLA INS 4/1/19-20 \$690	172.50		172.50
1340 INCOME TAX	2,748.00		2,748.00
1343 AMERICAN DISPOSAL SERVICES - MONTHLY	6,803.32		6,803.32
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	10,616.32	0.00	10,616.32
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TOTAL ASSETS	116,720.36	405,555.32	522,275.68
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LEEWOOD HOMEOWNERS ASSOCIATION INC  
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 December 2019

	OPERATING	RESERVE	TOTAL
CURRENT LIABILITIES			
2010	8,538.09		8,538.09
2013		1,450.00	1,450.00
2080	1,071.00		1,071.00
2130	11,898.16		11,898.16
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	21,507.25	1,450.00	22,957.25
RESTRICTED EQUITY - RESERVES			
2271		599,486.41	599,486.41
	SPENT FROM RESERVES		
2471		(260,483.00)	(260,483.00)
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	0.00	339,003.41	339,003.41
OPERATING EQUITY			
2635		22,233.39	22,233.39
2636		42,868.52	42,868.52
2650	90,368.70		90,368.70
2670	4,844.41		4,844.41
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	95,213.11	65,101.91	160,315.02
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TOTAL LIABILITIES & EQUITY	116,720.36	405,555.32	522,275.68
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LEEWOOD HOMEOWNERS ASSOCIATION INC  
 REVENUE & EXPENSE BUDGET COMPARISON REPORT  
 DECEMBER 2019

	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	16,900.00	16,900.00	0.00	202,800.00	202,800.00	0.00	202,800
4060 LATE CHARGES	30.78	0.00	30.78	397.78	0.00	397.78	0
4100 INTEREST - OPERATING	26.46	0.00	26.46	293.42	0.00	293.42	0
4340 INTEREST - RESERVES	2,507.13	0.00	2,507.13	11,068.41	0.00	11,068.41	0
4350 INTEREST ALLOC TO RESERVES	-2,507.13	0.00	-2,507.13	-11,068.41	0.00	-11,068.41	0
4970	16,957.24	16,900.00	57.24	203,491.20	202,800.00	691.20	202,800
4980 TOTAL INCOME	16,957.24	16,900.00	57.24	203,491.20	202,800.00	691.20	202,800
<b>EXPENSES</b>							
<b>GROUNDS MAINTENANCE</b>							
6201 TREES/SOD/PLANTS	26,590.75	1,750.00	24,840.75	29,744.45	21,000.00	8,744.45	21,000
6305 COMMON AREA MAINTENANCE	0.00	583.33	-583.33	5,042.37	7,000.00	-1,957.63	7,000
6599	26,590.75	2,333.33	24,257.42	34,786.82	28,000.00	6,786.82	28,000
<b>CONTRACTS</b>							
6901 GROUNDS MAINTENANCE	3,043.75	3,380.42	-336.67	36,525.00	40,565.00	-4,040.00	40,565
6904 TRASH REMOVAL	3,401.66	3,447.17	-45.51	40,697.94	41,366.00	-668.06	41,366

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	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	3,450.00	7,000.00	-3,550.00	7,000
6999	6,445.41	7,410.92	-965.51	80,672.94	88,931.00	-8,258.06	88,931
<b>UTILITIES</b>							
7910 ELECTRIC	258.03	262.50	- 4.47	2,967.67	3,150.00	-182.33	3,150
7999	258.03	262.50	- 4.47	2,967.67	3,150.00	-182.33	3,150
<b>ADMINISTRATIVE</b>							
8020 MANAGEMENT FEE	1,560.00	1,560.00	0.00	18,720.00	18,720.00	0.00	18,720
8030 NEWSLETTER COSTS	0.00	171.08	-171.08	0.00	2,053.00	-2,053.00	2,053
8040 POSTAGE	141.25	74.50	66.75	991.02	894.00	97.02	894
8060 COPIES/PRINTING/SUPPLIES	628.79	361.17	267.62	3,225.33	4,334.00	-1,108.67	4,334
8061 WEBSITE	0.00	15.58	- 15.58	207.38	187.00	20.38	187
8080 CPA SERVICES	0.00	287.50	-287.50	350.00	3,450.00	-3,100.00	3,450
8100 LEGAL EXPENSE	40.00	708.33	-668.33	7,361.17	8,500.00	-1,138.83	8,500
8120 INSURANCE	355.00	347.08	7.92	4,077.51	4,165.00	- 87.49	4,165
8142 FEES/DUES/LICENSES	0.00	27.92	- 27.92	-310.00	335.00	-645.00	335
8143 PERMITS/LICENSES	0.00	0.00	0.00	10.00	0.00	10.00	0
8170 TAXES - ASSOCIATION PROPERTY	0.00	16.92	- 16.92	0.00	203.00	-203.00	203
8180 INCOME TAX	540.00	170.17	369.83	3,225.00	2,042.00	1,183.00	2,042
8182 STATE TAXES	0.00	51.75	- 51.75	0.00	621.00	-621.00	621
8341 MISCELLANEOUS OPERATING	0.00	10.42	- 10.42	0.00	125.00	-125.00	125
8380 MEETING HALL RENTAL	0.00	25.00	- 25.00	0.00	300.00	-300.00	300

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	----- CURRENT PERIOD -----	----- MONTHLY BUDGET -----	----- MONTHLY VARIANCE -----	----- 12 MONTH PERIOD -----	----- Y-T-D BUDGET -----	----- Y-T-D VARIANCE -----	----- ANNUAL BUDGET -----
8390 ANNUAL CORPORATE REPORT	0.00	0.00	0.00	61.95	0.00	61.95	0
8479	3,265.04	3,827.42	-562.38	37,919.36	45,929.00	-8,009.64	45,929
BUDGETED TRANSFERS TO RESERVE FUND							
9171 POOLED RESERVES	3,525.00	3,525.00	0.00	42,300.00	42,300.00	0.00	42,300
9299	3,525.00	3,525.00	0.00	42,300.00	42,300.00	0.00	42,300
9980 TOTAL EXPENSES	40,084.23	17,359.17	22,725.06	198,646.79	208,310.00	-9,663.21	208,310
9990 GAIN (LOSS)	<u>( 23,126.99)</u>	<u>( 459.17)</u>	<u>22,667.82</u>	<u>4,844.41</u>	<u>( 5,510.00)</u>	<u>( 10,354.41)</u>	<u>- 5,510</u>