

LEEWOOD HOMEOWNERS ASSOCIATION INC
 B A L A N C E S H E E T
 February 2022

	OPERATING	RESERVE	TOTAL
CURRENT ASSETS			
1015 PACIFIC WESTERN - CHECKING - PRIMARY	62,606.20		62,606.20
1035 PACIFIC WESTERN - MM - OPERATING	66,686.57		66,686.57
1066 CHARLES SCHWAB - ETF - RESERVE		29,187.35	29,187.35
1067 CHARLES SCHWAB - BRKG - RESERVE		109,020.24	109,020.24
1068 VANGUARD 500 MUTUAL FUND - RESERVE		137,039.71	137,039.71
1102 CAPITAL ONE - CD 10/4/22 2.3%		14,194.32	14,194.32
1105 DISCOVER BANK - CD 8/2/22 2.3%		35,369.46	35,369.46
1107 SALLIE MAE BANK - CD 2/22/23 2.8%		10,245.40	10,245.40
1113 GOLDMAN SACHS - CD 1/23/24 3.20%		31,411.20	31,411.20
1114 CITIBANK - CD 1/25/23 3.20%		30,773.85	30,773.85
1115 GOLDMAN SACHS - CD 2/13/26 3.30%		32,330.16	32,330.16
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	129,292.77	429,571.69	558,864.46
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	10,451.97		10,451.97
1260 ALLOWANCE FOR DOUBTFUL ACCOUNTS	(1,821.67)		(1,821.67)
1272 ACCRUED INTEREST INCOME		1,900.22	1,900.22
1280 DUE FROM OPERATING TO RESERVE		3,750.00	3,750.00
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	8,630.30	5,650.22	14,280.52

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	OPERATING	RESERVE	TOTAL
PREPAID ASSETS			
1310 STATE FARM CONDO INS 4/1/21-22 \$2,450.00	204.17		204.17
1315 STATE FARM FB INS 4/1/21-22 \$1,071.00	89.25		89.25
1316 STATE FARM UMBRELLA INS 4/1/21-22 \$690.0	57.50		57.50
1340 INCOME TAX	2,748.00		2,748.00
1416 STATE FARM UMBRELLA INS 4/1/22-23 \$690.0	690.00		690.00
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	3,788.92	0.00	3,788.92
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TOTAL ASSETS	141,711.99	435,221.91	576,933.90
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 February 2022

	OPERATING	RESERVE	TOTAL
CURRENT LIABILITIES			
2010	4,501.46		4,501.46
2020	208.33		208.33
2030	17,225.00		17,225.00
2080	1,071.00		1,071.00
2130	11,889.97		11,889.97
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	34,895.76	0.00	34,895.76
RESTRICTED EQUITY - RESERVES			
2215		945.93	945.93
2271		331,768.83	331,768.83
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	0.00	332,714.76	332,714.76
OPERATING EQUITY			
2635		59,638.63	59,638.63
2636		42,868.52	42,868.52
2642	(20,000.00)		(20,000.00)
2650	122,372.52		122,372.52
2670	4,443.71		4,443.71
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	106,816.23	102,507.15	209,323.38
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TOTAL LIABILITIES & EQUITY	141,711.99	435,221.91	576,933.90
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LEEWOOD HOMEOWNERS ASSOCIATION INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 FEBRUARY 2022

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	2 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
INCOME							
4020 ASSESSMENTS - QUARTERLY	17,225.00	17,225.00	0.00	34,450.00	34,450.00	0.00	206,700
4060 LATE CHARGES	8.31	0.00	8.31	75.31	0.00	75.31	0
4100 INTEREST - OPERATING	10.60	0.00	10.60	25.52	0.00	25.52	0
4340 INTEREST - RESERVES	945.93	0.00	945.93	945.93	0.00	945.93	0
4350 INTEREST ALLOC TO RESERVES	-945.93	0.00	-945.93	-945.93	0.00	-945.93	0
4970	17,243.91	17,225.00	18.91	34,550.83	34,450.00	100.83	206,700
4980 TOTAL INCOME	17,243.91	17,225.00	18.91	34,550.83	34,450.00	100.83	206,700
EXPENSES							
GROUNDS MAINTENANCE							
6201 TREES/SOD/PLANTS	0.00	1,875.00	-1,875.00	0.00	3,750.00	-3,750.00	22,500
6305 COMMON AREA MAINTENANCE	925.20	416.67	508.53	925.20	833.30	91.90	5,000
6599	925.20	2,291.67	-1,366.47	925.20	4,583.30	-3,658.10	27,500
CONTRACTS							
6901 GROUNDS MAINTENANCE	3,135.98	3,135.98	0.00	7,366.96	6,271.96	1,095.00	37,631
6904 TRASH REMOVAL	3,862.95	3,750.00	112.95	7,725.90	7,500.00	225.90	45,000

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	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	2 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
6906 PEST CONTROL	165.00	166.67	- 1.67	330.00	333.30	- 3.30	2,000
6907 SNOW SERVICES	962.50	541.67	420.83	1,502.50	1,083.30	419.20	6,500
6999	8,126.43	7,594.32	532.11	16,925.36	15,188.56	1,736.80	91,131
UTILITIES							
7910 ELECTRIC	241.08	208.33	32.75	449.45	416.70	32.75	2,500
7999	241.08	208.33	32.75	449.45	416.70	32.75	2,500
ADMINISTRATIVE							
8020 MANAGEMENT FEE	1,666.67	1,666.67	0.00	3,333.34	3,333.34	0.00	20,000
8040 POSTAGE	114.35	66.67	47.68	128.13	133.30	- 5.17	800
8060 COPIES/PRINTING/SUPPLIES	168.00	208.33	- 40.33	244.85	416.66	-171.81	2,499
8061 WEBSITE	0.00	10.42	- 10.42	0.00	20.80	- 20.80	125
8080 CPA SERVICES	0.00	291.67	-291.67	0.00	583.30	-583.30	3,500
8100 LEGAL EXPENSE	40.00	541.67	-501.67	40.00	1,083.30	-1,043.30	6,500
8120 INSURANCE	350.92	351.67	- 0.75	701.84	703.30	- 1.46	4,220
8142 FEES/DUES/LICENSES	0.00	16.67	- 16.67	0.00	33.30	- 33.30	200
8143 PERMITS/LICENSES	0.00	8.33	- 8.33	0.00	16.70	- 16.70	100
8180 INCOME TAX	0.00	166.67	-166.67	-203.00	333.30	-536.30	2,000
8182 STATE TAXES	0.00	41.67	- 41.67	0.00	83.30	- 83.30	500
8341 MISCELLANEOUS OPERATING	0.00	4.85	- 4.85	0.00	9.74	- 9.74	58
8390 ANNUAL CORPORATE REPORT	61.95	5.42	56.53	61.95	10.80	51.15	65
8479	2,401.89	3,380.71	-978.82	4,307.11	6,761.14	-2,454.03	40,568

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 FEBRUARY 2022

	----- CURRENT PERIOD -----	----- MONTHLY BUDGET -----	----- MONTHLY VARIANCE -----	----- 2 MONTH PERIOD -----	----- Y-T-D BUDGET -----	----- Y-T-D VARIANCE -----	----- ANNUAL BUDGET -----
BUDGETED TRANSFERS TO RESERVE FUND							
9171 POOLED RESERVES	3,750.00	3,750.00	0.00	7,500.00	7,500.00	0.00	45,000
9299	3,750.00	3,750.00	0.00	7,500.00	7,500.00	0.00	45,000
9980 TOTAL EXPENSES	15,444.60	17,225.03	-1,780.43	30,107.12	34,449.70	-4,342.58	206,700
9990 GAIN (LOSS)	<u>1,799.31</u>	<u>(0.03)</u>	<u>(1,799.34)</u>	<u>4,443.71</u>	<u>0.30</u>	<u>(4,443.41)</u>	<u>0</u>