

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

	OPERATING	RESERVE	TOTAL
CURRENT ASSETS			
1015 PACIFIC WESTERN - CHECKING - PRIMARY	71,227.76		71,227.76
1035 PACIFIC WESTERN - MM - OPERATING	66,675.97		66,675.97
1066 CHARLES SCHWAB - ETF - RESERVE		29,651.71	29,651.71
1067 CHARLES SCHWAB - BRKG - RESERVE		108,074.31	108,074.31
1068 VANGUARD 500 MUTUAL FUND - RESERVE		144,525.06	144,525.06
1102 CAPITAL ONE - CD 10/4/22 2.3%		14,212.07	14,212.07
1105 DISCOVER BANK - CD 8/2/22 2.3%		35,414.79	35,414.79
1107 SALLIE MAE BANK - CD 2/22/23 2.8%		10,273.33	10,273.33
1113 GOLDMAN SACHS - CD 1/23/24 3.20%		31,503.30	31,503.30
1114 CITIBANK - CD 1/25/23 3.20%		30,850.62	30,850.62
1115 GOLDMAN SACHS - CD 2/13/26 3.30%		32,539.14	32,539.14
	-----	-----	-----
	137,903.73	437,044.33	574,948.06
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	14,910.51		14,910.51
1260 ALLOWANCE FOR DOUBTFUL ACCOUNTS	(1,821.67)		(1,821.67)
1272 ACCRUED INTEREST INCOME		1,900.22	1,900.22
	-----	-----	-----
	13,088.84	1,900.22	14,989.06

LEEWOOD HOMEOWNERS ASSOCIATION INC  
BALANCE SHEET  
January 2022

	OPERATING	RESERVE	TOTAL
PREPAID ASSETS			
1310 STATE FARM CONDO INS 4/1/21-22 \$2,450.00	408.34		408.34
1315 STATE FARM FB INS 4/1/21-22 \$1,071.00	178.50		178.50
1316 STATE FARM UMBRELLA INS 4/1/21-22 \$690.0	115.00		115.00
1340 INCOME TAX	2,748.00		2,748.00
	-----	-----	-----
	3,449.84	0.00	3,449.84
	-----	-----	-----
TOTAL ASSETS	154,442.41	438,944.55	593,386.96
	=====	=====	=====

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

	OPERATING	RESERVE	TOTAL
CURRENT LIABILITIES			
2010	ACCOUNTS PAYABLE	1,817.53	1,817.53
2020	ACCRUED ESTIMATED EXPENSES	208.37	208.37
2030	DEFERRED QUARTERLY ASSESSMENT	34,450.00	34,450.00
2080	INCOME TAXES	1,071.00	1,071.00
2130	PREPAID ASSESSMENTS	11,878.59	11,878.59
	-----	-----	-----
	49,425.49	0.00	49,425.49
RESTRICTED EQUITY - RESERVES			
2271	RESERVES - POOLED	328,018.83	328,018.83
	SPENT FROM RESERVES		
	-----	-----	-----
	0.00	328,018.83	328,018.83
OPERATING EQUITY			
2635	UNREALIZED GAIN/LOSS - CHARLES SCHWAB	68,057.20	68,057.20
2636	UNREALIZED GAIN/LOSS	42,868.52	42,868.52
2642	TRNSF OPERATING EQUITY TO RSTD RSV EQUIT	(20,000.00)	(20,000.00)
2650	PRIOR YEAR SURPLUS (DEFICIT)	122,372.52	122,372.52
2670	CURRENT YEAR SURPLUS (DEFICIT)	2,644.40	2,644.40
	-----	-----	-----
	105,016.92	110,925.72	215,942.64
	-----	-----	-----
	TOTAL LIABILITIES & EQUITY	154,442.41	438,944.55
	=====	=====	=====

LEEWOOD HOMEOWNERS ASSOCIATION INC  
 REVENUE & EXPENSE BUDGET COMPARISON REPORT  
 JANUARY 2022

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	1 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
<b>INCOME</b>							
4020 ASSESSMENTS - QUARTERLY	17,225.00	17,225.00	0.00	17,225.00	17,225.00	0.00	206,700
4060 LATE CHARGES	67.00	0.00	67.00	67.00	0.00	67.00	0
4100 INTEREST - OPERATING	14.92	0.00	14.92	14.92	0.00	14.92	0
4970	17,306.92	17,225.00	81.92	17,306.92	17,225.00	81.92	206,700
4980 TOTAL INCOME	17,306.92	17,225.00	81.92	17,306.92	17,225.00	81.92	206,700
<b>EXPENSES</b>							
<b>GROUNDS MAINTENANCE</b>							
6201 TREES/SOD/PLANTS	0.00	1,875.00	-1,875.00	0.00	1,875.00	-1,875.00	22,500
6305 COMMON AREA MAINTENANCE	0.00	416.63	-416.63	0.00	416.63	-416.63	5,000
6599	0.00	2,291.63	-2,291.63	0.00	2,291.63	-2,291.63	27,500
<b>CONTRACTS</b>							
6901 GROUNDS MAINTENANCE	4,230.98	3,135.98	1,095.00	4,230.98	3,135.98	1,095.00	37,631
6904 TRASH REMOVAL	3,862.95	3,750.00	112.95	3,862.95	3,750.00	112.95	45,000
6906 PEST CONTROL	165.00	166.63	- 1.63	165.00	166.63	- 1.63	2,000
6907 SNOW SERVICES	540.00	541.63	- 1.63	540.00	541.63	- 1.63	6,500

LEEWOOD HOMEOWNERS ASSOCIATION INC  
 REVENUE & EXPENSE BUDGET COMPARISON REPORT  
 JANUARY 2022

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	1 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
6999	8,798.93	7,594.24	1,204.69	8,798.93	7,594.24	1,204.69	91,131
UTILITIES							
7910 ELECTRIC	208.37	208.37	0.00	208.37	208.37	0.00	2,500
7999	208.37	208.37	0.00	208.37	208.37	0.00	2,500
ADMINISTRATIVE							
8020 MANAGEMENT FEE	1,666.67	1,666.67	0.00	1,666.67	1,666.67	0.00	20,000
8040 POSTAGE	13.78	66.63	- 52.85	13.78	66.63	- 52.85	800
8060 COPIES/PRINTING/SUPPLIES	76.85	208.33	-131.48	76.85	208.33	-131.48	2,499
8061 WEBSITE	0.00	10.38	- 10.38	0.00	10.38	- 10.38	125
8080 CPA SERVICES	0.00	291.63	-291.63	0.00	291.63	-291.63	3,500
8100 LEGAL EXPENSE	0.00	541.63	-541.63	0.00	541.63	-541.63	6,500
8120 INSURANCE	350.92	351.63	- 0.71	350.92	351.63	- 0.71	4,220
8142 FEES/DUES/LICENSES	0.00	16.63	- 16.63	0.00	16.63	- 16.63	200
8143 PERMITS/LICENSES	0.00	8.37	- 8.37	0.00	8.37	- 8.37	100
8180 INCOME TAX	-203.00	166.63	-369.63	-203.00	166.63	-369.63	2,000
8182 STATE TAXES	0.00	41.63	- 41.63	0.00	41.63	- 41.63	500
8341 MISCELLANEOUS OPERATING	0.00	4.89	- 4.89	0.00	4.89	- 4.89	58
8390 ANNUAL CORPORATE REPORT	0.00	5.38	- 5.38	0.00	5.38	- 5.38	65
8479	1,905.22	3,380.43	-1,475.21	1,905.22	3,380.43	-1,475.21	40,568

LEEWOOD HOMEOWNERS ASSOCIATION INC  
 REVENUE & EXPENSE BUDGET COMPARISON REPORT  
 JANUARY 2022

	----- CURRENT PERIOD -----	----- MONTHLY BUDGET -----	----- MONTHLY VARIANCE -----	----- 1 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	3,750.00	3,750.00	0.00	45,000
9299	3,750.00	3,750.00	0.00	3,750.00	3,750.00	0.00	45,000
9980 TOTAL EXPENSES	14,662.52	17,224.67	-2,562.15	14,662.52	17,224.67	-2,562.15	206,700
9990 GAIN (LOSS)	<u>2,644.40</u>	<u>0.33</u>	<u>( 2,644.07)</u>	<u>2,644.40</u>	<u>0.33</u>	<u>( 2,644.07)</u>	<u>0</u>