

LEEWOOD HOMEOWNERS ASSOCIATION INC  
 B A L A N C E S H E E T  
 July 2020

	OPERATING	RESERVE	TOTAL
CURRENT ASSETS			
1015 UNION BANK - CHECKING - PRIMARY	46,441.84		46,441.84
1035 UNION BANK - MM - OPERATING	86,415.25		86,415.25
1067 CHARLES SCHWAB - BRKG - RESERVE		85,379.36	85,379.36
1068 VANGUARD 500 MUTUAL FUND - RESERVE		79,436.89	79,436.89
1100 AMERICAN EXPRESS - CD 5/24/21 2.25%		40,733.28	40,733.28
1102 CAPITAL ONE - CD 10/4/22 2.3%		14,588.98	14,588.98
1105 DISCOVER BANK - CD 8/2/22 2.3%		36,371.83	36,371.83
1107 SALLIE MAE BANK - CD 2/22/23 2.8%		10,616.11	10,616.11
1113 GOLDMAN SACHS - CD 1/23/24 3.20%		32,792.22	32,792.22
1114 CITIBANK - CD 1/25/23 3.20%		31,990.80	31,990.80
1115 GOLDMAN SACHS - CD 2/13/26 3.30%		34,127.40	34,127.40
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	132,857.09	366,036.87	498,893.96
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	18,971.31		18,971.31
1260 ALLOWANCE FOR DOUBTFUL ACCOUNTS	(1,821.67)		(1,821.67)
1272 ACCRUED INTEREST INCOME		1,900.22	1,900.22
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	17,149.64	1,900.22	19,049.86

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	OPERATING	RESERVE	TOTAL
PREPAID ASSETS			
1310 STATE FARM CONDO INS 4/1/20-21 \$2,422.00	1,614.64		1,614.64
1315 STATE FARM FB INS 4/1/20-21 \$1,071.00	714.00		714.00
1316 STATE FARM UMBRELLA INS 4/1/20-21 \$690.0	460.00		460.00
1340 INCOME TAX	2,748.00		2,748.00
1343 AMERICAN DISPOSAL SERVICES - MONTHLY	3,401.66		3,401.66
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	8,938.30	0.00	8,938.30
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TOTAL ASSETS	158,945.03	367,937.09	526,882.12
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LEEWOOD HOMEOWNERS ASSOCIATION INC  
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 July 2020

	OPERATING	RESERVE	TOTAL
CURRENT LIABILITIES			
2010	ACCOUNTS PAYABLE	225.00	225.00
2020	ACCRUED ESTIMATED EXPENSES	262.50	262.50
2030	DEFERRED QUARTERLY ASSESSMENT	34,450.00	34,450.00
2080	INCOME TAXES	1,071.00	1,071.00
2130	PREPAID ASSESSMENTS	5,328.05	5,328.05
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	41,336.55	0.00	41,336.55
RESTRICTED EQUITY - RESERVES			
2215	RESERVES - INTEREST	450.25	450.25
2271	RESERVES - POOLED	369,752.78	369,752.78
SPENT FROM RESERVES			
2471	RESERVES - POOLED	(71,034.77)	(71,034.77)
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	0.00	299,168.26	299,168.26
OPERATING EQUITY			
2635	UNREALIZED GAIN/LOSS - CHARLES SCHWAB	25,900.31	25,900.31
2636	UNREALIZED GAIN/LOSS	42,868.52	42,868.52
2650	PRIOR YEAR SURPLUS (DEFICIT)	95,213.11	95,213.11
2670	CURRENT YEAR SURPLUS (DEFICIT)	22,395.37	22,395.37
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	117,608.48	68,768.83	186,377.31
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	TOTAL LIABILITIES & EQUITY	158,945.03	367,937.09
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LEEWOOD HOMEOWNERS ASSOCIATION INC  
 REVENUE & EXPENSE BUDGET COMPARISON REPORT  
 JULY 2020

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	7 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	120,575.00	120,575.00	0.00	206,700
4060 LATE CHARGES	86.06	0.00	86.06	183.42	0.00	183.42	0
4100 INTEREST - OPERATING	14.79	0.00	14.79	143.58	0.00	143.58	0
4340 INTEREST - RESERVES	0.69	0.00	0.69	2,737.20	0.00	2,737.20	0
4350 INTEREST ALLOC TO RESERVES	- 0.69	0.00	- 0.69	-2,737.20	0.00	-2,737.20	0
4970	17,325.85	17,225.00	100.85	120,902.00	120,575.00	327.00	206,700
4980 TOTAL INCOME	17,325.85	17,225.00	100.85	120,902.00	120,575.00	327.00	206,700
<b>EXPENSES</b>							
<b>GROUNDS MAINTENANCE</b>							
6201 TREES/SOD/PLANTS	869.60	1,916.67	-1,047.07	3,119.60	13,416.65	-10,297.05	23,000
6305 COMMON AREA MAINTENANCE	719.53	416.67	302.86	1,832.91	2,916.65	-1,083.74	5,000
6599	1,589.13	2,333.34	-744.21	4,952.51	16,333.30	-11,380.79	28,000
<b>CONTRACTS</b>							
6901 GROUNDS MAINTENANCE	3,074.19	3,650.00	-575.81	21,519.33	25,550.00	-4,030.67	43,800
6904 TRASH REMOVAL	3,401.66	3,567.92	-166.26	23,861.62	24,975.40	-1,113.78	42,815

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6906 PEST CONTROL	0.00	0.00	0.00	275.00	0.00	275.00	0
6907 SNOW SERVICES	0.00	583.33	-583.33	825.00	4,083.35	-3,258.35	7,000
6999	6,475.85	7,801.25	-1,325.40	46,480.95	54,608.75	-8,127.80	93,615
<b>UTILITIES</b>							
7910 ELECTRIC	262.50	262.50	0.00	1,788.96	1,837.50	- 48.54	3,150
7999	262.50	262.50	0.00	1,788.96	1,837.50	- 48.54	3,150
<b>ADMINISTRATIVE</b>							
8020 MANAGEMENT FEE	1,607.00	1,607.00	0.00	11,108.00	11,108.00	0.00	19,143
8040 POSTAGE	20.15	75.00	- 54.85	365.40	525.00	-159.60	900
8060 COPIES/PRINTING/SUPPLIES	391.87	375.00	16.87	1,422.98	2,625.00	-1,202.02	4,500
8061 WEBSITE	167.40	16.67	150.73	167.40	116.65	50.75	200
8080 CPA SERVICES	0.00	287.50	-287.50	0.00	2,012.50	-2,012.50	3,450
8100 LEGAL EXPENSE	406.46	708.33	-301.87	4,154.12	4,958.35	-804.23	8,500
8120 INSURANCE	348.58	347.50	1.08	2,459.36	2,432.50	26.86	4,170
8142 FEES/DUES/LICENSES	0.00	20.83	- 20.83	0.00	145.85	-145.85	250
8143 PERMITS/LICENSES	80.00	0.00	80.00	80.00	0.00	80.00	0
8180 INCOME TAX	0.00	208.33	-208.33	0.00	1,458.35	-1,458.35	2,500
8182 STATE TAXES	0.00	52.50	- 52.50	0.00	367.50	-367.50	630
8341 MISCELLANEOUS OPERATING	0.00	12.50	- 12.50	0.00	87.50	- 87.50	150
8380 MEETING HALL RENTAL	0.00	29.17	- 29.17	300.00	204.15	95.85	350
8390 ANNUAL CORPORATE REPORT	0.00	6.92	- 6.92	61.95	48.40	13.55	83

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8479	3,021.46	3,747.25	-725.79	20,119.21	26,089.75	-5,970.54	44,826
BUDGETED TRANSFERS TO RESERVE FUND							
9171 POOLED RESERVES	3,595.00	3,595.00	0.00	25,165.00	25,165.00	0.00	43,140
9299	3,595.00	3,595.00	0.00	25,165.00	25,165.00	0.00	43,140
9980 TOTAL EXPENSES	14,943.94	17,739.34	-2,795.40	98,506.63	124,034.30	-25,527.67	212,731
9990 GAIN (LOSS)	2,381.91	( 514.34)	( 2,896.25)	22,395.37	( 3,459.30)	( 25,854.67)	- 6,031