

Leewood Homeowners Association, Inc.
Profit and Loss
January - November, 2015

	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income				
Operating Income				
Assessments	175,500.00	175,500.00	-	175,500.00
Contribution to Reserves	-53,200.00	-53,200.00	-	-53,200.00
Interest Income	410.41		410.41	
POA Packets	275.00	183.33	91.67	200.00
Total Operating Income	\$ 122,985.41	\$ 122,483.33	\$ 502.08	\$ 122,500.00
Total Income	\$ 122,985.41	\$ 122,483.33	\$ 502.08	\$ 122,500.00
Gross Profit	\$ 122,985.41	\$ 122,483.33	\$ 502.08	\$ 122,500.00
Expenses				
Bad Debts	-900.00		900.00	
Common Property Maintenance				
Grounds Maintenance	35,266.00	34,899.33	(366.67)	38,072.00
Lighting	2,829.36	2,887.50	58.14	3,150.00
Other Maintenance	0.00	916.67	916.67	1,000.00
Snow Removal	6,420.00	4,000.00	(2,420.00)	5,000.00
Trash Service	43,155.97	43,236.81	80.84	47,353.00
Tree & Shrub	8,642.42	9,166.67	524.25	10,000.00
Total Common Property Maintenance	\$ 96,313.75	\$ 95,106.98	-\$ 1,206.77	\$ 104,575.00
General & Administrative				
Bank Charges	22.00	45.83	23.83	50.00
Dues	345.45	410.00	64.55	410.00
Meeting Space		-	-	225.00
Miscellaneous	450.91	450.00	(0.91)	450.00
Newsletter	117.48	275.00	157.52	300.00
Postage And Delivery	793.65	1,052.33	258.68	1,148.00
Stationery & Printing	1,058.04	449.17	(608.87)	490.00
Supplies	402.38	756.25	353.87	825.00
Website	187.39	188.00	0.61	188.00
Total General & Administrative	\$ 3,377.30	\$ 3,626.58	\$ 249.28	\$ 4,086.00
Professional Fees				
Accounting	3,300.00	3,375.00	75.00	3,375.00
Insurance	2,982.00	3,000.00	18.00	3,000.00
Legal Fees	3,613.60	5,500.00	1,886.40	6,000.00
Total Professional Fees	\$ 9,895.60	\$ 11,875.00	\$ 1,979.40	\$ 12,375.00
Taxes				
Federal Income Tax		-	-	345.00
Virginia Income Tax	0.3	-	(0.30)	147.00
Other Taxes & Licenses	118.02	190.00	71.98	190.00
Total Taxes	\$ 118.32	\$ 190.00	\$ 71.68	\$ 682.00

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	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>	<u>Annual Budget</u>
Total Expenses	\$ 108,804.97	\$ 110,798.56	\$ 1,993.59	\$ 121,718.00
Net Operating Income	\$ 14,180.44	\$ 11,684.77	\$ 2,495.67	\$ 782.00

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	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>	<u>Annual Budget</u>
Other Income				
Reserve Income				
Contribution to Reserves	53,200.00	53,200.00	0.00	53,200.00
Dividend Income	1,572.02	1,277.25	(294.77)	1,416.00
Interest Income	1,178.40	1,141.33	(37.07)	1,703.00
Total Reserve Income	<u>\$ 55,950.42</u>	<u>\$ 55,618.58</u>	<u>-\$ 331.84</u>	<u>\$ 56,319.00</u>
Total Other Income	<u>\$ 55,950.42</u>	<u>\$ 55,618.58</u>	<u>-\$ 331.84</u>	<u>\$ 56,319.00</u>
Other Expense				
Reserve Expenditures				
Curbs	12,867.79	10,000.00	(2,867.79)	10,000.00
Drainage	9,050.00		(9,050.00)	
Entrance Signs	2,371.80	6,000.00	3,628.20	6,000.00
Fence		10,000.00	10,000.00	10,000.00
Sidewalks	9,866.00	10,000.00	134.00	10,000.00
Signs	3,930.24	500.00	(3,430.24)	500.00
Streets	43,324.20	100,000.00	56,675.80	100,000.00
Total Reserve Expenditures	<u>\$ 81,410.03</u>	<u>\$ 136,500.00</u>	<u>\$ 55,089.97</u>	<u>\$ 136,500.00</u>
Total Other Expense	<u>\$ 81,410.03</u>	<u>\$ 136,500.00</u>	<u>\$ 55,089.97</u>	<u>\$ 136,500.00</u>
Net Other Income	<u>-\$ 25,459.61</u>	<u>-\$ 80,881.42</u>	<u>-\$ 55,421.81</u>	<u>-\$ 80,181.00</u>
Net Income	<u>-\$ 11,279.17</u>	<u>-\$ 69,196.65</u>	<u>-\$ 57,917.48</u>	<u>-\$ 79,399.00</u>