

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

	OPERATING	RESERVE	TOTAL
CURRENT ASSETS			
1015 UNION BANK - CHECKING - PRIMARY	33,764.11		33,764.11
1035 UNION BANK - MM - OPERATING	86,245.21		86,245.21
1067 CHARLES SCHWAB - BRKG - RESERVE		143,541.79	143,541.79
1068 VANGUARD 500 MUTUAL FUND - RESERVE		84,952.00	84,952.00
1100 AMERICAN EXPRESS - CD 5/24/21 2.25%		40,241.88	40,241.88
1101 CAPITAL ONE - CD 11/2/20 1.5%		14,937.03	14,937.03
1102 CAPITAL ONE - CD 10/4/22 2.3%		34,364.82	34,364.82
1104 DISCOVER BANK - CD 11/4/19 1.35%		19,998.94	19,998.94
1105 DISCOVER BANK - CD 8/2/22 2.3%		35,417.76	35,417.76
1106 GOLDMAN SACHS - CD 8/2/22 2.3%		35,352.80	35,352.80
1107 SALLIE MAE BANK - CD 2/22/23 2.8%		30,838.59	30,838.59
1108 THIRD FED SAVINGS - CD 7/28/21 2.0 %		40,053.84	40,053.84
1109 WELLS FARGO BANK - CD 2/28/20 2.4%		30,070.71	30,070.71
1112 CAPITAL ONE - CD 5/26/20 1.9%		40,016.24	40,016.24
1113 GOLDMAN SACHS - CD 1/23/24 3.20%		31,564.89	31,564.89
1114 CITIBANK - CD 1/25/23 3.20%		31,110.03	31,110.03
1115 GOLDMAN SACHS - CD 2/13/26 3.30%		32,275.50	32,275.50
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	120,009.32	644,736.82	764,746.14
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	11,026.95		11,026.95
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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	10,470.28	1,900.22	12,370.50

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	OPERATING	RESERVE	TOTAL
PREPAID ASSETS			
1310 STATE FARM CONDO INS 4/1/19-20 \$2,323.00	774.32		774.32
1315 STATE FARM FB INS 4/1/19-20 \$1,247.00	415.68		415.68
1316 STATE FARM UMBRELLA INS 4/1/19-20 \$690	230.00		230.00
1340 INCOME TAX	2,748.00		2,748.00
1343 AMERICAN DISPOSAL SERVICES - MONTHLY	3,401.66		3,401.66
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	7,569.66	0.00	7,569.66
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TOTAL ASSETS	138,049.26	646,637.04	784,686.30
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LEEWOOD HOMEOWNERS ASSOCIATION INC
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 November 2019

	OPERATING	RESERVE	TOTAL
CURRENT LIABILITIES			
2010 ACCOUNTS PAYABLE	137.30		137.30
2013 ACCOUNTS PAYABLE - RESERVE		1,450.00	1,450.00
2020 ACCRUED ESTIMATED EXPENSES	262.50		262.50
2030 DEFERRED QUARTERLY ASSESSMENT	16,900.00		16,900.00
2080 INCOME TAXES	1,071.00		1,071.00
2130 PREPAID ASSESSMENTS	1,338.36		1,338.36
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	19,709.16	1,450.00	21,159.16
RESTRICTED EQUITY - RESERVES			
2271 RESERVES - POOLED		593,454.28	593,454.28
SPENT FROM RESERVES			
2471 RESERVES - POOLED		(8,362.00)	(8,362.00)
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	0.00	585,092.28	585,092.28
OPERATING EQUITY			
2635 UNREALIZED GAIN/LOSS - CHARLES SCHWAB		17,226.24	17,226.24
2636 UNREALIZED GAIN/LOSS		42,868.52	42,868.52
2650 PRIOR YEAR SURPLUS (DEFICIT)	90,368.70		90,368.70
2670 CURRENT YEAR SURPLUS (DEFICIT)	27,971.40		27,971.40
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	118,340.10	60,094.76	178,434.86
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TOTAL LIABILITIES & EQUITY	138,049.26	646,637.04	784,686.30
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LEEWOOD HOMEOWNERS ASSOCIATION INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 NOVEMBER 2019

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	11 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
INCOME							
4020 ASSESSMENTS - QUARTERLY	16,900.00	16,900.00	0.00	185,900.00	185,900.00	0.00	202,800
4060 LATE CHARGES	48.97	0.00	48.97	367.00	0.00	367.00	0
4100 INTEREST - OPERATING	50.58	0.00	50.58	266.96	0.00	266.96	0
4340 INTEREST - RESERVES	467.25	0.00	467.25	8,561.28	0.00	8,561.28	0
4350 INTEREST ALLOC TO RESERVES	-467.25	0.00	-467.25	-8,561.28	0.00	-8,561.28	0
4970	16,999.55	16,900.00	99.55	186,533.96	185,900.00	633.96	202,800
4980 TOTAL INCOME	16,999.55	16,900.00	99.55	186,533.96	185,900.00	633.96	202,800
EXPENSES							
GROUNDS MAINTENANCE							
6201 TREES/SOD/PLANTS	0.00	1,750.00	-1,750.00	3,153.70	19,250.00	-16,096.30	21,000
6305 COMMON AREA MAINTENANCE	0.00	583.33	-583.33	5,042.37	6,416.67	-1,374.30	7,000
6599	0.00	2,333.33	-2,333.33	8,196.07	25,666.67	-17,470.60	28,000
CONTRACTS							
6901 GROUNDS MAINTENANCE	3,043.75	3,380.42	-336.67	33,481.25	37,184.58	-3,703.33	40,565
6904 TRASH REMOVAL	3,401.66	3,447.17	- 45.51	37,296.28	37,918.83	-622.55	41,366

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	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	11 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
6907 SNOW SERVICES	0.00	583.33	-583.33	3,450.00	6,416.67	-2,966.67	7,000
6999	6,445.41	7,410.92	-965.51	74,227.53	81,520.08	-7,292.55	88,931
UTILITIES							
7910 ELECTRIC	262.50	262.50	0.00	2,709.64	2,887.50	-177.86	3,150
7999	262.50	262.50	0.00	2,709.64	2,887.50	-177.86	3,150
ADMINISTRATIVE							
8020 MANAGEMENT FEE	1,560.00	1,560.00	0.00	17,160.00	17,160.00	0.00	18,720
8030 NEWSLETTER COSTS	0.00	171.08	-171.08	0.00	1,881.92	-1,881.92	2,053
8040 POSTAGE	19.00	74.50	- 55.50	849.77	819.50	30.27	894
8060 COPIES/PRINTING/SUPPLIES	118.30	361.17	-242.87	2,596.54	3,972.83	-1,376.29	4,334
8061 WEBSITE	0.00	15.58	- 15.58	207.38	171.42	35.96	187
8080 CPA SERVICES	0.00	287.50	-287.50	350.00	3,162.50	-2,812.50	3,450
8100 LEGAL EXPENSE	2,141.85	708.33	1,433.52	7,321.17	7,791.67	-470.50	8,500
8120 INSURANCE	355.00	347.08	7.92	3,722.51	3,817.92	- 95.41	4,165
8142 FEES/DUES/LICENSES	0.00	27.92	- 27.92	-310.00	307.08	-617.08	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	186.08	-186.08	203
8180 INCOME TAX	-1,200.00	170.17	-1,370.17	2,685.00	1,871.83	813.17	2,042
8182 STATE TAXES	0.00	51.75	- 51.75	0.00	569.25	-569.25	621
8341 MISCELLANEOUS OPERATING	0.00	10.42	- 10.42	0.00	114.58	-114.58	125
8380 MEETING HALL RENTAL	0.00	25.00	- 25.00	0.00	275.00	-275.00	300

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8390 ANNUAL CORPORATE REPORT	0.00	0.00	0.00	61.95	0.00	61.95	0
8479	2,994.15	3,827.42	-833.27	34,654.32	42,101.58	-7,447.26	45,929
BUDGETED TRANSFERS TO RESERVE FUND							
9171 POOLED RESERVES	3,525.00	3,525.00	0.00	38,775.00	38,775.00	0.00	42,300
9299	3,525.00	3,525.00	0.00	38,775.00	38,775.00	0.00	42,300
9980 TOTAL EXPENSES	13,227.06	17,359.17	-4,132.11	158,562.56	190,950.83	-32,388.27	208,310
9990 GAIN (LOSS)	<u>3,772.49</u>	<u>(459.17)</u>	<u>(4,231.66)</u>	<u>27,971.40</u>	<u>(5,050.83)</u>	<u>(33,022.23)</u>	<u>- 5,510</u>