

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

	OPERATING	RESERVE	TOTAL
CURRENT ASSETS			
1015 UNION BANK - CHECKING - PRIMARY	20,055.39		20,055.39
1035 UNION BANK - MM - OPERATING	111,216.38		111,216.38
1067 CHARLES SCHWAB - BRKG - RESERVE		139,549.54	139,549.54
1068 VANGUARD 500 MUTUAL FUND - RESERVE		84,952.00	84,952.00
1100 AMERICAN EXPRESS - CD 5/24/21 2.25%		40,216.48	40,216.48
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%		19,989.02	19,989.02
1105 DISCOVER BANK - CD 8/2/22 2.3%		35,352.80	35,352.80
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%		30,069.03	30,069.03
1112 CAPITAL ONE - CD 5/26/20 1.9%		40,016.24	40,016.24
1113 GOLDMAN SACHS - CD 1/23/24 3.20%		31,527.54	31,527.54
1114 CITIBANK - CD 1/25/23 3.20%		31,062.00	31,062.00
1115 GOLDMAN SACHS - CD 2/13/26 3.30%		32,213.70	32,213.70
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	131,271.77	640,495.43	771,767.20
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	16,069.27		16,069.27
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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	15,512.60	1,900.22	17,412.82

LEEWOOD HOMEOWNERS ASSOCIATION INC  
BALANCE SHEET  
October 2019

	OPERATING	RESERVE	TOTAL
PREPAID ASSETS			
1310 STATE FARM CONDO INS 4/1/19-20 \$2,323.00	967.90		967.90
1315 STATE FARM FB INS 4/1/19-20 \$1,247.00	519.60		519.60
1316 STATE FARM UMBRELLA INS 4/1/19-20 \$690	287.50		287.50
1340 INCOME TAX	2,748.00		2,748.00
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	4,523.00	0.00	4,523.00
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TOTAL ASSETS	<u>151,307.37</u>	<u>642,395.65</u>	<u>793,703.02</u>

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

	OPERATING	RESERVE	TOTAL
CURRENT LIABILITIES			
2010 ACCOUNTS PAYABLE	530.40		530.40
2013 ACCOUNTS PAYABLE - RESERVE		1,450.00	1,450.00
2030 DEFERRED QUARTERLY ASSESSMENT	33,800.00		33,800.00
2080 INCOME TAXES	1,071.00		1,071.00
2130 PREPAID ASSESSMENTS	1,338.36		1,338.36
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	36,739.76	1,450.00	38,189.76
RESTRICTED EQUITY - RESERVES			
2271 RESERVES - POOLED		589,462.03	589,462.03
SPENT FROM RESERVES			
2471 RESERVES - POOLED		(8,362.00)	(8,362.00)
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	0.00	581,100.03	581,100.03
OPERATING EQUITY			
2635 UNREALIZED GAIN/LOSS - CHARLES SCHWAB		16,977.10	16,977.10
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)	24,198.91		24,198.91
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	114,567.61	59,845.62	174,413.23
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TOTAL LIABILITIES & EQUITY	151,307.37	642,395.65	793,703.02
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LEEWOOD HOMEOWNERS ASSOCIATION INC  
 REVENUE & EXPENSE BUDGET COMPARISON REPORT  
 OCTOBER 2019

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	10 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
<b>INCOME</b>							
4020 ASSESSMENTS - QUARTERLY	16,900.00	16,900.00	0.00	169,000.00	169,000.00	0.00	202,800
4060 LATE CHARGES	74.24	0.00	74.24	318.03	0.00	318.03	0
4100 INTEREST - OPERATING	35.71	0.00	35.71	216.38	0.00	216.38	0
4340 INTEREST - RESERVES	482.39	0.00	482.39	8,094.03	0.00	8,094.03	0
4350 INTEREST ALLOC TO RESERVES	-482.39	0.00	-482.39	-8,094.03	0.00	-8,094.03	0
4970	17,009.95	16,900.00	109.95	169,534.41	169,000.00	534.41	202,800
4980 TOTAL INCOME	17,009.95	16,900.00	109.95	169,534.41	169,000.00	534.41	202,800
<b>EXPENSES</b>							
<b>GROUNDS MAINTENANCE</b>							
6201 TREES/SOD/PLANTS	0.00	1,750.00	-1,750.00	3,153.70	17,500.00	-14,346.30	21,000
6305 COMMON AREA MAINTENANCE	0.00	583.33	-583.33	5,042.37	5,833.34	-790.97	7,000
6599	0.00	2,333.33	-2,333.33	8,196.07	23,333.34	-15,137.27	28,000
<b>CONTRACTS</b>							
6901 GROUNDS MAINTENANCE	3,043.75	3,380.42	-336.67	30,437.50	33,804.16	-3,366.66	40,565
6904 TRASH REMOVAL	3,401.66	3,447.17	-45.51	33,894.62	34,471.66	-577.04	41,366

LEEWOOD HOMEOWNERS ASSOCIATION INC  
 REVENUE & EXPENSE BUDGET COMPARISON REPORT  
 OCTOBER 2019

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	10 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
6907 SNOW SERVICES	0.00	583.33	-583.33	3,450.00	5,833.34	-2,383.34	7,000
6999	6,445.41	7,410.92	-965.51	67,782.12	74,109.16	-6,327.04	88,931
UTILITIES							
7910 ELECTRIC	254.58	262.50	- 7.92	2,447.14	2,625.00	-177.86	3,150
7999	254.58	262.50	- 7.92	2,447.14	2,625.00	-177.86	3,150
ADMINISTRATIVE							
8020 MANAGEMENT FEE	1,560.00	1,560.00	0.00	15,600.00	15,600.00	0.00	18,720
8030 NEWSLETTER COSTS	0.00	171.08	-171.08	0.00	1,710.84	-1,710.84	2,053
8040 POSTAGE	13.80	74.50	- 60.70	830.77	745.00	85.77	894
8060 COPIES/PRINTING/SUPPLIES	76.45	361.17	-284.72	2,478.24	3,611.66	-1,133.42	4,334
8061 WEBSITE	0.00	15.58	- 15.58	207.38	155.84	51.54	187
8080 CPA SERVICES	0.00	287.50	-287.50	350.00	2,875.00	-2,525.00	3,450
8100 LEGAL EXPENSE	-954.53	708.33	-1,662.86	5,179.32	7,083.34	-1,904.02	8,500
8120 INSURANCE	355.00	347.08	7.92	3,367.51	3,470.84	-103.33	4,165
8142 FEES/DUES/LICENSES	-310.00	27.92	-337.92	-310.00	279.16	-589.16	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	169.16	-169.16	203
8180 INCOME TAX	0.00	170.17	-170.17	3,885.00	1,701.66	2,183.34	2,042
8182 STATE TAXES	0.00	51.75	- 51.75	0.00	517.50	-517.50	621
8341 MISCELLANEOUS OPERATING	0.00	10.42	- 10.42	0.00	104.16	-104.16	125
8380 MEETING HALL RENTAL	0.00	25.00	- 25.00	0.00	250.00	-250.00	300

LEEWOOD HOMEOWNERS ASSOCIATION INC  
 REVENUE & EXPENSE BUDGET COMPARISON REPORT  
 OCTOBER 2019

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	10 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
8390 ANNUAL CORPORATE REPORT	0.00	0.00	0.00	61.95	0.00	61.95	0
8479	740.72	3,827.42	-3,086.70	31,660.17	38,274.16	-6,613.99	45,929
BUDGETED TRANSFERS TO RESERVE FUND							
9171 POOLED RESERVES	3,525.00	3,525.00	0.00	35,250.00	35,250.00	0.00	42,300
9299	3,525.00	3,525.00	0.00	35,250.00	35,250.00	0.00	42,300
9980 TOTAL EXPENSES	10,965.71	17,359.17	-6,393.46	145,335.50	173,591.66	-28,256.16	208,310
9990 GAIN (LOSS)	<u>6,044.24</u>	<u>( 459.17)</u>	<u>( 6,503.41)</u>	<u>24,198.91</u>	<u>( 4,591.66)</u>	<u>( 28,790.57)</u>	<u>- 5,510</u>