

LEEWOOD HOMEOWNERS ASSOCIATION INC
 B A L A N C E S H E E T
 October 2021

	OPERATING	RESERVE	TOTAL
CURRENT ASSETS			
1015 PACIFIC WESTERN - CHECKING - PRIMARY	58,533.00		58,533.00
1035 PACIFIC WESTERN - MM - OPERATING	86,631.68		86,631.68
1066 CHARLES SCHWAB - ETF - RESERVE		29,757.79	29,757.79
1067 CHARLES SCHWAB - BRKG - RESERVE		80,975.91	80,975.91
1068 VANGUARD 500 MUTUAL FUND - RESERVE		130,184.06	130,184.06
1102 CAPITAL ONE - CD 10/4/22 2.3%		14,297.42	14,297.42
1105 DISCOVER BANK - CD 8/2/22 2.3%		35,636.69	35,636.69
1107 SALLIE MAE BANK - CD 2/22/23 2.8%		10,350.28	10,350.28
1113 GOLDMAN SACHS - CD 1/23/24 3.20%		31,929.51	31,929.51
1114 CITIBANK - CD 1/25/23 3.20%		31,098.42	31,098.42
1115 GOLDMAN SACHS - CD 2/13/26 3.30%		33,310.26	33,310.26
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	145,164.68	397,540.34	542,705.02
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	14,764.72		14,764.72
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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	12,943.05	1,900.22	14,843.27

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	OPERATING	RESERVE	TOTAL
PREPAID ASSETS			
1310 STATE FARM CONDO INS 4/1/21-22 \$2,450.00	1,020.85		1,020.85
1315 STATE FARM FB INS 4/1/21-22 \$1,071.00	446.25		446.25
1316 STATE FARM UMBRELLA INS 4/1/21-22 \$690.0	287.50		287.50
1340 INCOME TAX	2,748.00		2,748.00
1343 MONTHLY PPD AMERICAN DISPOSAL	3,678.89		3,678.89
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	8,181.49	0.00	8,181.49
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TOTAL ASSETS	166,289.22	399,440.56	565,729.78
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	OPERATING	RESERVE	TOTAL
CURRENT LIABILITIES			
2010	9,674.36		9,674.36
2030	34,450.00		34,450.00
2080	1,071.00		1,071.00
2130	1,774.45		1,774.45
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	46,969.81	0.00	46,969.81
RESTRICTED EQUITY - RESERVES			
2271		359,665.11	359,665.11
	SPENT FROM RESERVES		
2471		(58,901.73)	(58,901.73)
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	0.00	300,763.38	300,763.38
OPERATING EQUITY			
2635		55,808.66	55,808.66
2636		42,868.52	42,868.52
2650	127,380.42		127,380.42
2670	(8,061.01)		(8,061.01)
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	119,319.41	98,677.18	217,996.59
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TOTAL LIABILITIES & EQUITY	166,289.22	399,440.56	565,729.78
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LEEWOOD HOMEOWNERS ASSOCIATION INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 OCTOBER 2021

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	10 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
INCOME							
4020 ASSESSMENTS - QUARTERLY	17,225.00	17,225.00	0.00	172,250.00	172,250.00	0.00	206,700
4060 LATE CHARGES	65.10	0.00	65.10	170.34	0.00	170.34	0
4100 INTEREST - OPERATING	14.83	0.00	14.83	145.41	0.00	145.41	0
4340 INTEREST - RESERVES	456.53	0.00	456.53	6,074.76	0.00	6,074.76	0
4350 INTEREST ALLOC TO RESERVES	-456.53	0.00	-456.53	-6,074.76	0.00	-6,074.76	0
4970	17,304.93	17,225.00	79.93	172,565.75	172,250.00	315.75	206,700
4980 TOTAL INCOME	17,304.93	17,225.00	79.93	172,565.75	172,250.00	315.75	206,700
EXPENSES							
GROUNDS MAINTENANCE							
6201 TREES/SOD/PLANTS	8,350.00	1,875.00	6,475.00	24,821.99	18,750.00	6,071.99	22,500
6305 COMMON AREA MAINTENANCE	0.00	333.33	-333.33	2,630.39	3,333.34	-702.95	4,000
6599	8,350.00	2,208.33	6,141.67	27,452.38	22,083.34	5,369.04	26,500
CONTRACTS							
6901 GROUNDS MAINTENANCE	3,104.93	3,750.00	-645.07	31,049.26	37,500.00	-6,450.74	45,000
6904 TRASH REMOVAL	3,678.89	3,666.67	12.22	36,038.85	36,666.66	-627.81	44,000

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	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	10 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
6906 PEST CONTROL	165.00	0.00	165.00	2,225.00	0.00	2,225.00	0
6907 SNOW SERVICES	0.00	583.33	-583.33	6,187.50	5,833.34	354.16	7,000
6999	6,948.82	8,000.00	-1,051.18	75,500.61	80,000.00	-4,499.39	96,000
UTILITIES							
7910 ELECTRIC	259.96	258.33	1.63	2,039.39	2,583.34	-543.95	3,100
7999	259.96	258.33	1.63	2,039.39	2,583.34	-543.95	3,100
ADMINISTRATIVE							
8011 LABOR - ASSOCIATION EMPLOYEES	0.00	0.00	0.00	30.00	0.00	30.00	0
8020 MANAGEMENT FEE	1,607.00	1,607.00	0.00	16,070.00	16,070.00	0.00	19,284
8040 POSTAGE	15.86	62.50	- 46.64	567.65	625.00	- 57.35	750
8060 COPIES/PRINTING/SUPPLIES	194.14	241.67	- 47.53	1,676.74	2,416.66	-739.92	2,900
8061 WEBSITE	0.00	20.83	- 20.83	207.38	208.34	- 0.96	250
8080 CPA SERVICES	9,916.00	287.50	9,628.50	10,316.00	2,875.00	7,441.00	3,450
8100 LEGAL EXPENSE	170.10	666.67	-496.57	4,475.52	6,666.66	-2,191.14	8,000
8120 INSURANCE	350.92	347.50	3.42	3,502.14	3,475.00	27.14	4,170
8142 FEES/DUES/LICENSES	0.00	16.67	- 16.67	0.00	166.66	-166.66	200
8143 PERMITS/LICENSES	0.00	8.33	- 8.33	80.00	83.34	- 3.34	100
8180 INCOME TAX	0.00	166.67	-166.67	1,147.00	1,666.66	-519.66	2,000
8182 STATE TAXES	0.00	41.67	- 41.67	0.00	416.66	-416.66	500
8341 MISCELLANEOUS OPERATING	0.00	12.50	- 12.50	0.00	125.00	-125.00	150
8380 MEETING HALL RENTAL	0.00	37.50	- 37.50	0.00	375.00	-375.00	450

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 REVENUE & EXPENSE BUDGET COMPARISON REPORT
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	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	7.92	- 7.92	61.95	79.16	- 17.21	95
8479	12,254.02	3,524.93	8,729.09	38,134.38	35,249.14	2,885.24	42,299
BUDGETED TRANSFERS TO RESERVE FUND							
9171 POOLED RESERVES	3,750.00	3,750.00	0.00	37,500.00	37,500.00	0.00	45,000
9299	3,750.00	3,750.00	0.00	37,500.00	37,500.00	0.00	45,000
9980 TOTAL EXPENSES	31,562.80	17,741.59	13,821.21	180,626.76	177,415.82	3,210.94	212,899
9990 GAIN (LOSS)	(14,257.87)	(516.59)	13,741.28	(8,061.01)	(5,165.82)	2,895.19	- 6,199