

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

	OPERATING	RESERVE	TOTAL
CURRENT ASSETS			
1015 UNION BANK - CHECKING - PRIMARY	39,047.07		39,047.07
1035 UNION BANK - MM - OPERATING	86,444.07		86,444.07
1067 CHARLES SCHWAB - BRKG - RESERVE		89,420.02	89,420.02
1068 VANGUARD 500 MUTUAL FUND - RESERVE		90,816.21	90,816.21
1100 AMERICAN EXPRESS - CD 5/24/21 2.25%		40,614.68	40,614.68
1102 CAPITAL ONE - CD 10/4/22 2.3%		14,572.25	14,572.25
1105 DISCOVER BANK - CD 8/2/22 2.3%		36,321.36	36,321.36
1107 SALLIE MAE BANK - CD 2/22/23 2.8%		10,599.54	10,599.54
1113 GOLDMAN SACHS - CD 1/23/24 3.20%		32,797.38	32,797.38
1114 CITIBANK - CD 1/25/23 3.20%		31,926.00	31,926.00
1115 GOLDMAN SACHS - CD 2/13/26 3.30%		34,370.91	34,370.91
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	125,491.14	381,438.35	506,929.49
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	11,179.61		11,179.61
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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	9,357.94	1,900.22	11,258.16

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	OPERATING	RESERVE	TOTAL
PREPAID ASSETS			
1310 STATE FARM CONDO INS 4/1/20-21 \$2,422.00	1,210.98		1,210.98
1315 STATE FARM FB INS 4/1/20-21 \$1,071.00	535.50		535.50
1316 STATE FARM UMBRELLA INS 4/1/20-21 \$690.0	345.00		345.00
1340 INCOME TAX	2,748.00		2,748.00
1343 AMERICAN DISPOSAL SERVICES - MONTHLY	3,401.66		3,401.66
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	8,241.14	0.00	8,241.14
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TOTAL ASSETS	143,090.22	383,338.57	526,428.79
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LEEWOOD HOMEOWNERS ASSOCIATION INC
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	OPERATING	RESERVE	TOTAL
CURRENT LIABILITIES			
2010	ACCOUNTS PAYABLE	1,151.30	1,151.30
2080	INCOME TAXES	1,071.00	1,071.00
2130	PREPAID ASSESSMENTS	15,764.99	15,764.99
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	17,987.29	0.00	17,987.29
RESTRICTED EQUITY - RESERVES			
2215	RESERVES - INTEREST	2,461.41	2,461.41
2271	RESERVES - POOLED	376,942.78	376,942.78
	SPENT FROM RESERVES		
2471	RESERVES - POOLED	(76,195.27)	(76,195.27)
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	0.00	303,208.92	303,208.92
OPERATING EQUITY			
2635	UNREALIZED GAIN/LOSS - CHARLES SCHWAB	37,261.13	37,261.13
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)	29,889.82	29,889.82
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	125,102.93	80,129.65	205,232.58
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	TOTAL LIABILITIES & EQUITY	143,090.22	383,338.57
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LEEWOOD HOMEOWNERS ASSOCIATION INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 SEPTEMBER 2020

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	9 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
INCOME							
4020 ASSESSMENTS - QUARTERLY	17,225.00	17,225.00	0.00	155,025.00	155,025.00	0.00	206,700
4060 LATE CHARGES	29.68	0.00	29.68	286.93	0.00	286.93	0
4100 INTEREST - OPERATING	14.16	0.00	14.16	172.40	0.00	172.40	0
4340 INTEREST - RESERVES	1,075.55	0.00	1,075.55	4,748.36	0.00	4,748.36	0
4350 INTEREST ALLOC TO RESERVES	-1,075.55	0.00	-1,075.55	-4,748.36	0.00	-4,748.36	0
4970	17,268.84	17,225.00	43.84	155,484.33	155,025.00	459.33	206,700
4980 TOTAL INCOME	17,268.84	17,225.00	43.84	155,484.33	155,025.00	459.33	206,700
EXPENSES							
GROUNDS MAINTENANCE							
6201 TREES/SOD/PLANTS	0.00	1,916.67	-1,916.67	3,669.60	17,249.99	-13,580.39	23,000
6305 COMMON AREA MAINTENANCE	0.00	416.67	-416.67	1,832.91	3,749.99	-1,917.08	5,000
6599	0.00	2,333.34	-2,333.34	5,502.51	20,999.98	-15,497.47	28,000
CONTRACTS							
6901 GROUNDS MAINTENANCE	3,074.49	3,650.00	-575.51	27,668.01	32,850.00	-5,181.99	43,800
6904 TRASH REMOVAL	3,401.66	3,567.92	-166.26	30,664.94	32,111.24	-1,446.30	42,815

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	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	9 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
6906 PEST CONTROL	75.00	0.00	75.00	500.00	0.00	500.00	0
6907 SNOW SERVICES	0.00	583.33	-583.33	825.00	5,250.01	-4,425.01	7,000
6999	6,551.15	7,801.25	-1,250.10	59,657.95	70,211.25	-10,553.30	93,615
UTILITIES							
7910 ELECTRIC	222.62	262.50	- 39.88	2,274.08	2,362.50	- 88.42	3,150
7999	222.62	262.50	- 39.88	2,274.08	2,362.50	- 88.42	3,150
ADMINISTRATIVE							
8020 MANAGEMENT FEE	1,607.00	1,607.00	0.00	14,322.00	14,322.00	0.00	19,143
8040 POSTAGE	22.00	75.00	- 53.00	403.90	675.00	-271.10	900
8060 COPIES/PRINTING/SUPPLIES	82.00	375.00	-293.00	1,519.43	3,375.00	-1,855.57	4,500
8061 WEBSITE	0.00	16.67	- 16.67	167.40	149.99	17.41	200
8080 CPA SERVICES	400.00	287.50	112.50	400.00	2,587.50	-2,187.50	3,450
8100 LEGAL EXPENSE	320.78	708.33	-387.55	5,267.77	6,375.01	-1,107.24	8,500
8120 INSURANCE	348.58	347.50	1.08	3,156.52	3,127.50	29.02	4,170
8142 FEES/DUES/LICENSES	0.00	20.83	- 20.83	0.00	187.51	-187.51	250
8143 PERMITS/LICENSES	0.00	0.00	0.00	80.00	0.00	80.00	0
8180 INCOME TAX	126.00	208.33	- 82.33	126.00	1,875.01	-1,749.01	2,500
8182 STATE TAXES	0.00	52.50	- 52.50	0.00	472.50	-472.50	630
8341 MISCELLANEOUS OPERATING	0.00	12.50	- 12.50	0.00	112.50	-112.50	150
8380 MEETING HALL RENTAL	0.00	29.17	- 29.17	300.00	262.49	37.51	350
8390 ANNUAL CORPORATE REPORT	0.00	6.92	- 6.92	61.95	62.24	- 0.29	83

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	----- CURRENT PERIOD -----	----- MONTHLY BUDGET -----	----- MONTHLY VARIANCE -----	----- 9 MONTH PERIOD -----	----- Y-T-D BUDGET -----	----- Y-T-D VARIANCE -----	----- ANNUAL BUDGET -----
8479	2,906.36	3,747.25	-840.89	25,804.97	33,584.25	-7,779.28	44,826
BUDGETED TRANSFERS TO RESERVE FUND							
9171 POOLED RESERVES	3,595.00	3,595.00	0.00	32,355.00	32,355.00	0.00	43,140
9299	3,595.00	3,595.00	0.00	32,355.00	32,355.00	0.00	43,140
9980 TOTAL EXPENSES	13,275.13	17,739.34	-4,464.21	125,594.51	159,512.98	-33,918.47	212,731
9990 GAIN (LOSS)	<u>3,993.71</u>	<u>(514.34)</u>	<u>(4,508.05)</u>	<u>29,889.82</u>	<u>(4,487.98)</u>	<u>(34,377.80)</u>	<u>- 6,031</u>