

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

	OPERATING	RESERVE	TOTAL
CURRENT ASSETS			
1015 UNION BANK - CHECKING - PRIMARY	52,063.49		52,063.49
1035 UNION BANK - MM - OPERATING	86,514.47		86,514.47
1066 CHARLES SCHWAB - ETF - RESERVE		29,615.76	29,615.76
1067 CHARLES SCHWAB - BRKG - RESERVE		55,452.24	55,452.24
1068 VANGUARD 500 MUTUAL FUND - RESERVE		114,261.74	114,261.74
1100 AMERICAN EXPRESS - CD 5/24/21 2.25%		40,215.32	40,215.32
1102 CAPITAL ONE - CD 10/4/22 2.3%		14,469.25	14,469.25
1105 DISCOVER BANK - CD 8/2/22 2.3%		36,055.64	36,055.64
1107 SALLIE MAE BANK - CD 2/22/23 2.8%		10,511.93	10,511.93
1113 GOLDMAN SACHS - CD 1/23/24 3.20%		32,514.75	32,514.75
1114 CITIBANK - CD 1/25/23 3.20%		31,621.50	31,621.50
1115 GOLDMAN SACHS - CD 2/13/26 3.30%		33,934.17	33,934.17
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	138,577.96	398,652.30	537,230.26
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	9,558.08		9,558.08
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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	7,736.41	1,900.22	9,636.63

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	OPERATING	RESERVE	TOTAL
PREPAID ASSETS			
1310 STATE FARM CONDO INS 4/1/20-21 \$2,422.00	201.83		201.83
1315 STATE FARM FB INS 4/1/20-21 \$1,071.00	89.25		89.25
1316 STATE FARM UMBRELLA INS 4/1/20-21 \$690.0	57.50		57.50
1340 INCOME TAX	2,748.00		2,748.00
1343 MONTHLY PPD AMERICAN DISPOSAL	3,571.74		3,571.74
1410 STATE FARM PKG INS 4/1/21-22 \$2,450.00	2,450.00		2,450.00
1415 STATE FARM CRIME 4/1/21-22 \$1,071.00	1,071.00		1,071.00
1416 STATE FARM UMBRELLA INS 4/1/21-22 \$690.0	690.00		690.00
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	10,879.32	0.00	10,879.32
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TOTAL ASSETS	157,193.69	400,552.52	557,746.21
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 February 2021

	OPERATING	RESERVE	TOTAL
CURRENT LIABILITIES			
2010 ACCOUNTS PAYABLE	1,907.52		1,907.52
2013 ACCOUNTS PAYABLE - RESERVE		686.67	686.67
2030 DEFERRED QUARTERLY ASSESSMENT	17,225.00		17,225.00
2080 INCOME TAXES	1,071.00		1,071.00
2130 PREPAID ASSESSMENTS	10,224.72		10,224.72
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	30,428.24	686.67	31,114.91
RESTRICTED EQUITY - RESERVES			
2271 RESERVES - POOLED		325,718.36	325,718.36
SPENT FROM RESERVES			
2471 RESERVES - POOLED		(12,644.83)	(12,644.83)
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	0.00	313,073.53	313,073.53
OPERATING EQUITY			
2635 UNREALIZED GAIN/LOSS - CHARLES SCHWAB		43,923.80	43,923.80
2636 UNREALIZED GAIN/LOSS		42,868.52	42,868.52
2650 PRIOR YEAR SURPLUS (DEFICIT)	127,380.42		127,380.42
2670 CURRENT YEAR SURPLUS (DEFICIT)	(614.97)		(614.97)
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	126,765.45	86,792.32	213,557.77
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TOTAL LIABILITIES & EQUITY	157,193.69	400,552.52	557,746.21
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LEEWOOD HOMEOWNERS ASSOCIATION INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 FEBRUARY 2021

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	2 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
INCOME							
4020 ASSESSMENTS - QUARTERLY	17,225.00	17,225.00	0.00	34,450.00	34,450.00	0.00	206,700
4060 LATE CHARGES	-131.90	0.00	-131.90	- 62.52	0.00	- 62.52	0
4100 INTEREST - OPERATING	13.27	0.00	13.27	26.98	0.00	26.98	0
4340 INTEREST - RESERVES	2,025.46	0.00	2,025.46	2,025.46	0.00	2,025.46	0
4350 INTEREST ALLOC TO RESERVES	-2,025.46	0.00	-2,025.46	-2,025.46	0.00	-2,025.46	0
4970	17,106.37	17,225.00	-118.63	34,414.46	34,450.00	- 35.54	206,700
4980 TOTAL INCOME	17,106.37	17,225.00	-118.63	34,414.46	34,450.00	- 35.54	206,700
EXPENSES							
GROUNDS MAINTENANCE							
6201 TREES/SOD/PLANTS	105.00	1,875.00	-1,770.00	875.00	3,750.00	-2,875.00	22,500
6305 COMMON AREA MAINTENANCE	0.00	333.33	-333.33	0.00	666.70	-666.70	4,000
6599	105.00	2,208.33	-2,103.33	875.00	4,416.70	-3,541.70	26,500
CONTRACTS							
6901 GROUNDS MAINTENANCE	3,104.93	3,750.00	-645.07	6,209.86	7,500.00	-1,290.14	45,000
6904 TRASH REMOVAL	3,571.74	3,666.67	- 94.93	7,143.48	7,333.30	-189.82	44,000

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	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	2 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
6906 PEST CONTROL	165.00	0.00	165.00	905.00	0.00	905.00	0
6907 SNOW SERVICES	5,637.50	583.33	5,054.17	6,187.50	1,166.70	5,020.80	7,000
6999	12,479.17	8,000.00	4,479.17	20,445.84	16,000.00	4,445.84	96,000
UTILITIES							
7910 ELECTRIC	-258.37	258.33	-516.70	0.00	516.70	-516.70	3,100
7999	-258.37	258.33	-516.70	0.00	516.70	-516.70	3,100
ADMINISTRATIVE							
8020 MANAGEMENT FEE	1,607.00	1,607.00	0.00	3,214.00	3,214.00	0.00	19,284
8040 POSTAGE	125.22	62.50	62.72	140.37	125.00	15.37	750
8060 COPIES/PRINTING/SUPPLIES	252.92	241.67	11.25	330.27	483.30	-153.03	2,900
8061 WEBSITE	0.00	20.83	- 20.83	0.00	41.70	- 41.70	250
8080 CPA SERVICES	0.00	287.50	-287.50	0.00	575.00	-575.00	3,450
8100 LEGAL EXPENSE	1,764.84	666.67	1,098.17	1,764.84	1,333.30	431.54	8,000
8120 INSURANCE	348.58	347.50	1.08	697.16	695.00	2.16	4,170
8142 FEES/DUES/LICENSES	0.00	16.67	- 16.67	0.00	33.30	- 33.30	200
8143 PERMITS/LICENSES	0.00	8.33	- 8.33	0.00	16.70	- 16.70	100
8180 INCOME TAX	0.00	166.67	-166.67	0.00	333.30	-333.30	2,000
8182 STATE TAXES	0.00	41.67	- 41.67	0.00	83.30	- 83.30	500
8341 MISCELLANEOUS OPERATING	0.00	12.50	- 12.50	0.00	25.00	- 25.00	150
8380 MEETING HALL RENTAL	0.00	37.50	- 37.50	0.00	75.00	- 75.00	450
8390 ANNUAL CORPORATE REPORT	0.00	7.92	- 7.92	61.95	15.80	46.15	95

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	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	2 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
8479	4,098.56	3,524.93	573.63	6,208.59	7,049.70	-841.11	42,299
BUDGETED TRANSFERS TO RESERVE FUND							
9171 POOLED RESERVES	3,750.00	3,750.00	0.00	7,500.00	7,500.00	0.00	45,000
9299	3,750.00	3,750.00	0.00	7,500.00	7,500.00	0.00	45,000
9980 TOTAL EXPENSES	20,174.36	17,741.59	2,432.77	35,029.43	35,483.10	-453.67	212,899
9990 GAIN (LOSS)	(3,067.99)	(516.59)	2,551.40	(614.97)	(1,033.10)	(418.13)	- 6,199