

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

	OPERATING	RESERVE	TOTAL
CURRENT ASSETS			
1015 UNION BANK - CHECKING - PRIMARY	28,445.66		28,445.66
1035 UNION BANK - MM - OPERATING	92,126.81		92,126.81
1067 CHARLES SCHWAB - BRKG - RESERVE		125,688.28	125,688.28
1068 VANGUARD 500 MUTUAL FUND - RESERVE		83,542.44	83,542.44
1100 AMERICAN EXPRESS - CD 5/24/21 2.25%		39,892.04	39,892.04
1101 CAPITAL ONE - CD 11/2/20 1.5%		14,826.42	14,826.42
1102 CAPITAL ONE - CD 10/4/22 2.3%		33,871.96	33,871.96
1104 DISCOVER BANK - CD 11/4/19 1.35%		19,939.60	19,939.60
1105 DISCOVER BANK - CD 8/2/22 2.3%		34,891.96	34,891.96
1106 GOLDMAN SACHS - CD 8/2/22 2.3%		34,891.96	34,891.96
1107 SALLIE MAE BANK - CD 2/22/23 2.8%		30,371.64	30,371.64
1108 THIRD FED SAVINGS - CD 7/28/21 2.0 %		39,687.24	39,687.24
1109 WELLS FARGO BANK - CD 2/28/20 2.4%		30,027.90	30,027.90
1112 CAPITAL ONE - CD 5/26/20 1.9%		39,858.84	39,858.84
1113 GOLDMAN SACHS - CD 1/23/24 3.20%		30,929.19	30,929.19
1114 CITIBANK - CD 1/25/23 3.20%		30,625.44	30,625.44
1115 GOLDMAN SACHS - CD 2/13/26 3.30%		30,896.91	30,896.91
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	120,572.47	619,941.82	740,514.29
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	15,115.39		15,115.39
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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	14,558.72	1,900.22	16,458.94

LEEWOOD HOMEOWNERS ASSOCIATION INC
BALANCE SHEET
July 2019

	OPERATING	RESERVE	TOTAL
PREPAID ASSETS			
1310 STATE FARM CONDO INS 4/1/19-20 \$2,323.00	1,548.64		1,548.64
1315 STATE FARM FB INS 4/1/19-20 \$1,247.00	831.36		831.36
1316 STATE FARM UMBRELLA INS 4/1/19-20 \$690	460.00		460.00
1340 INCOME TAX	2,748.00		2,748.00
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	5,588.00	0.00	5,588.00
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TOTAL ASSETS	140,719.19	621,842.04	762,561.23
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LEEWOOD HOMEOWNERS ASSOCIATION INC
 B A L A N C E S H E E T
 July 2019

	OPERATING	RESERVE	TOTAL
CURRENT LIABILITIES			
2010 ACCOUNTS PAYABLE	52.05		52.05
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	4,365.15		4,365.15
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	39,288.20	1,450.00	40,738.20
RESTRICTED EQUITY - RESERVES			
2271 RESERVES - POOLED		575,199.76	575,199.76
SPENT FROM RESERVES			
2471 RESERVES - POOLED		(8,362.00)	(8,362.00)
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	0.00	566,837.76	566,837.76
OPERATING EQUITY			
2635 UNREALIZED GAIN/LOSS - CHARLES SCHWAB		10,685.76	10,685.76
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)	11,062.29		11,062.29
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	101,430.99	53,554.28	154,985.27
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TOTAL LIABILITIES & EQUITY	140,719.19	621,842.04	762,561.23
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LEEWOOD HOMEOWNERS ASSOCIATION INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 JULY 2019

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	7 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
INCOME							
4020 ASSESSMENTS - QUARTERLY	16,900.00	16,900.00	0.00	118,300.00	118,300.00	0.00	202,800
4060 LATE CHARGES	69.89	0.00	69.89	172.36	0.00	172.36	0
4100 INTEREST - OPERATING	26.95	0.00	26.95	126.81	0.00	126.81	0
4340 INTEREST - RESERVES	0.00	0.00	0.00	4,406.76	0.00	4,406.76	0
4350 INTEREST ALLOC TO RESERVES	0.00	0.00	0.00	-4,406.76	0.00	-4,406.76	0
4970	16,996.84	16,900.00	96.84	118,599.17	118,300.00	299.17	202,800
4980 TOTAL INCOME	16,996.84	16,900.00	96.84	118,599.17	118,300.00	299.17	202,800
EXPENSES							
GROUNDS MAINTENANCE							
6201 TREES/SOD/PLANTS	0.00	1,750.00	-1,750.00	3,153.70	12,250.00	-9,096.30	21,000
6305 COMMON AREA MAINTENANCE	0.00	583.33	-583.33	5,042.37	4,083.35	959.02	7,000
6599	0.00	2,333.33	-2,333.33	8,196.07	16,333.35	-8,137.28	28,000
CONTRACTS							
6901 GROUNDS MAINTENANCE	3,043.75	3,380.42	-336.67	21,306.25	23,662.90	-2,356.65	40,565
6904 TRASH REMOVAL	3,401.66	3,447.17	-45.51	23,649.64	24,130.15	-480.51	41,366

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

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	7 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
6907 SNOW SERVICES	0.00	583.33	-583.33	3,450.00	4,083.35	-633.35	7,000
6999	6,445.41	7,410.92	-965.51	48,405.89	51,876.40	-3,470.51	88,931
UTILITIES							
7910 ELECTRIC	257.36	262.50	- 5.14	1,683.90	1,837.50	-153.60	3,150
7999	257.36	262.50	- 5.14	1,683.90	1,837.50	-153.60	3,150
ADMINISTRATIVE							
8020 MANAGEMENT FEE	1,560.00	1,560.00	0.00	10,920.00	10,920.00	0.00	18,720
8030 NEWSLETTER COSTS	0.00	171.08	-171.08	0.00	1,197.60	-1,197.60	2,053
8040 POSTAGE	10.00	74.50	- 64.50	755.47	521.50	233.97	894
8060 COPIES/PRINTING/SUPPLIES	42.05	361.17	-319.12	1,828.06	2,528.15	-700.09	4,334
8061 WEBSITE	0.00	15.58	- 15.58	207.38	109.10	98.28	187
8080 CPA SERVICES	0.00	287.50	-287.50	0.00	2,012.50	-2,012.50	3,450
8100 LEGAL EXPENSE	0.00	708.33	-708.33	5,655.65	4,958.35	697.30	8,500
8120 INSURANCE	355.00	347.08	7.92	2,302.51	2,429.60	-127.09	4,165
8142 FEES/DUES/LICENSES	0.00	27.92	- 27.92	0.00	195.40	-195.40	335
8170 TAXES - ASSOCIATION PROPERTY	0.00	16.92	- 16.92	0.00	118.40	-118.40	203
8180 INCOME TAX	0.00	170.17	-170.17	2,845.00	1,191.15	1,653.85	2,042
8182 STATE TAXES	0.00	51.75	- 51.75	0.00	362.25	-362.25	621
8341 MISCELLANEOUS OPERATING	0.00	10.42	- 10.42	0.00	72.90	- 72.90	125
8380 MEETING HALL RENTAL	0.00	25.00	- 25.00	0.00	175.00	-175.00	300
8390 ANNUAL CORPORATE REPORT	0.00	0.00	0.00	61.95	0.00	61.95	0

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

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	7 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
8479	1,967.05	3,827.42	-1,860.37	24,576.02	26,791.90	-2,215.88	45,929
BUDGETED TRANSFERS TO RESERVE FUND							
9171 POOLED RESERVES	3,525.00	3,525.00	0.00	24,675.00	24,675.00	0.00	42,300
9299	3,525.00	3,525.00	0.00	24,675.00	24,675.00	0.00	42,300
9980 TOTAL EXPENSES	12,194.82	17,359.17	-5,164.35	107,536.88	121,514.15	-13,977.27	208,310
9990 GAIN (LOSS)	4,802.02	(459.17)	(5,261.19)	11,062.29	(3,214.15)	(14,276.44)	- 5,510