

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

	OPERATING	RESERVE	TOTAL
CURRENT ASSETS			
1015 UNION BANK - CHECKING - PRIMARY	60,536.77		60,536.77
1035 UNION BANK - MM - OPERATING	86,587.46		86,587.46
1066 CHARLES SCHWAB - ETF - RESERVE		30,009.91	30,009.91
1067 CHARLES SCHWAB - BRKG - RESERVE		70,062.34	70,062.34
1068 VANGUARD 500 MUTUAL FUND - RESERVE		132,516.07	132,516.07
1102 CAPITAL ONE - CD 10/4/22 2.3%		14,346.33	14,346.33
1105 DISCOVER BANK - CD 8/2/22 2.3%		35,753.52	35,753.52
1107 SALLIE MAE BANK - CD 2/22/23 2.8%		10,397.06	10,397.06
1113 GOLDMAN SACHS - CD 1/23/24 3.20%		32,042.91	32,042.91
1114 CITIBANK - CD 1/25/23 3.20%		31,246.08	31,246.08
1115 GOLDMAN SACHS - CD 2/13/26 3.30%		33,341.10	33,341.10
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	147,124.23	389,715.32	536,839.55
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	13,839.67		13,839.67
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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	12,018.00	1,900.22	13,918.22

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	OPERATING	RESERVE	TOTAL
PREPAID ASSETS			
1310 STATE FARM CONDO INS 4/1/21-22 \$2,450.00	1,633.36		1,633.36
1315 STATE FARM FB INS 4/1/21-22 \$1,071.00	714.00		714.00
1316 STATE FARM UMBRELLA INS 4/1/21-22 \$690.0	460.00		460.00
1340 INCOME TAX	2,748.00		2,748.00
1343 MONTHLY PPD AMERICAN DISPOSAL	3,678.89		3,678.89
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	9,234.25	0.00	9,234.25
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TOTAL ASSETS	168,376.48	391,615.54	559,992.02
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LEEWOOD HOMEOWNERS ASSOCIATION INC
 B A L A N C E S H E E T
 July 2021

	OPERATING	RESERVE	TOTAL
CURRENT LIABILITIES			
2010 ACCOUNTS PAYABLE	117.38		117.38
2030 DEFERRED QUARTERLY ASSESSMENT	34,450.00		34,450.00
2080 INCOME TAXES	1,071.00		1,071.00
2130 PREPAID ASSESSMENTS	5,714.86		5,714.86
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	41,353.24	0.00	41,353.24
RESTRICTED EQUITY - RESERVES			
2271 RESERVES - POOLED		346,899.22	346,899.22
SPENT FROM RESERVES			
2471 RESERVES - POOLED		(57,535.06)	(57,535.06)
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	0.00	289,364.16	289,364.16
OPERATING EQUITY			
2635 UNREALIZED GAIN/LOSS - CHARLES SCHWAB		59,382.86	59,382.86
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)	(357.18)		(357.18)
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	127,023.24	102,251.38	229,274.62
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TOTAL LIABILITIES & EQUITY	168,376.48	391,615.54	559,992.02
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LEEWOOD HOMEOWNERS ASSOCIATION INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 JULY 2021

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	7 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
INCOME							
4020 ASSESSMENTS - QUARTERLY	17,225.00	17,225.00	0.00	120,575.00	120,575.00	0.00	206,700
4060 LATE CHARGES	47.48	0.00	47.48	39.55	0.00	39.55	0
4100 INTEREST - OPERATING	14.22	0.00	14.22	101.19	0.00	101.19	0
4340 INTEREST - RESERVES	1,421.54	0.00	1,421.54	4,558.87	0.00	4,558.87	0
4350 INTEREST ALLOC TO RESERVES	-1,421.54	0.00	-1,421.54	-4,558.87	0.00	-4,558.87	0
4970	17,286.70	17,225.00	61.70	120,715.74	120,575.00	140.74	206,700
4980 TOTAL INCOME	17,286.70	17,225.00	61.70	120,715.74	120,575.00	140.74	206,700
EXPENSES							
GROUNDS MAINTENANCE							
6201 TREES/SOD/PLANTS	13,850.00	1,875.00	11,975.00	15,721.99	13,125.00	2,596.99	22,500
6305 COMMON AREA MAINTENANCE	0.00	333.33	-333.33	2,630.39	2,333.35	297.04	4,000
6599	13,850.00	2,208.33	11,641.67	18,352.38	15,458.35	2,894.03	26,500
CONTRACTS							
6901 GROUNDS MAINTENANCE	3,104.89	3,750.00	-645.11	21,734.47	26,250.00	-4,515.53	45,000
6904 TRASH REMOVAL	3,571.74	3,666.67	- 94.93	25,002.18	25,666.65	-664.47	44,000

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 JULY 2021

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	7 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
6906 PEST CONTROL	165.00	0.00	165.00	1,730.00	0.00	1,730.00	0
6907 SNOW SERVICES	0.00	583.33	-583.33	6,187.50	4,083.35	2,104.15	7,000
6999	6,841.63	8,000.00	-1,158.37	54,654.15	56,000.00	-1,345.85	96,000
UTILITIES							
7910 ELECTRIC	253.37	258.33	- 4.96	1,261.31	1,808.35	-547.04	3,100
7999	253.37	258.33	- 4.96	1,261.31	1,808.35	-547.04	3,100
ADMINISTRATIVE							
8011 LABOR - ASSOCIATION EMPLOYEES	30.00	0.00	30.00	30.00	0.00	30.00	0
8020 MANAGEMENT FEE	1,607.00	1,607.00	0.00	11,249.00	11,249.00	0.00	19,284
8040 POSTAGE	17.34	62.50	- 45.16	406.45	437.50	- 31.05	750
8060 COPIES/PRINTING/SUPPLIES	101.25	241.67	-140.42	1,112.05	1,691.65	-579.60	2,900
8061 WEBSITE	207.38	20.83	186.55	207.38	145.85	61.53	250
8080 CPA SERVICES	0.00	287.50	-287.50	0.00	2,012.50	-2,012.50	3,450
8100 LEGAL EXPENSE	1,218.41	666.67	551.74	4,351.87	4,666.65	-314.78	8,000
8120 INSURANCE	350.92	347.50	3.42	2,449.38	2,432.50	16.88	4,170
8142 FEES/DUES/LICENSES	0.00	16.67	- 16.67	0.00	116.65	-116.65	200
8143 PERMITS/LICENSES	80.00	8.33	71.67	80.00	58.35	21.65	100
8180 INCOME TAX	0.00	166.67	-166.67	607.00	1,166.65	-559.65	2,000
8182 STATE TAXES	0.00	41.67	- 41.67	0.00	291.65	-291.65	500
8341 MISCELLANEOUS OPERATING	0.00	12.50	- 12.50	0.00	87.50	- 87.50	150
8380 MEETING HALL RENTAL	0.00	37.50	- 37.50	0.00	262.50	-262.50	450

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 REVENUE & EXPENSE BUDGET COMPARISON REPORT
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	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	7 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
8390 ANNUAL CORPORATE REPORT	0.00	7.92	- 7.92	61.95	55.40	6.55	95
8479	3,612.30	3,524.93	87.37	20,555.08	24,674.35	-4,119.27	42,299
BUDGETED TRANSFERS TO RESERVE FUND							
9171 POOLED RESERVES	3,750.00	3,750.00	0.00	26,250.00	26,250.00	0.00	45,000
9299	3,750.00	3,750.00	0.00	26,250.00	26,250.00	0.00	45,000
9980 TOTAL EXPENSES	28,307.30	17,741.59	10,565.71	121,072.92	124,191.05	-3,118.13	212,899
9990 GAIN (LOSS)	(11,020.60)	(516.59)	10,504.01	(357.18)	(3,616.05)	(3,258.87)	- 6,199