

Leewood Homeowners Association, Inc.
Profit and Loss
January - June, 2015

	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>	<u>Annual Budget</u>
Income				
Operating Income				
Assessments	87,750.00	87,750.00	-	175,500.00
POA Packets	200.00	100.00	100.00	200.00
Total Operating Income	\$ 87,950.00	\$ 87,850.00	\$ 100.00	\$ 175,700.00
Total Income	\$ 87,950.00	\$ 87,850.00	\$ 100.00	\$ 175,700.00
Gross Profit	\$ 87,950.00	\$ 87,850.00	\$ 100.00	\$ 175,700.00
Expenses				
Common Property Maintenance				
Grounds Maintenance	20,236.00	19,036.00	(1,200.00)	38,072.00
Lighting	1,551.90	1,575.00	23.10	3,150.00
Other Maintenance	0.00	500.00	500.00	1,000.00
Snow Removal	6,420.00	2,500.00	(3,920.00)	5,000.00
Trash Service	23,050.86	23,059.86	9.00	47,353.00
Tree & Shrub	1,210.00	5,000.00	3,790.00	10,000.00
Total Common Property Maintenance	\$ 52,468.76	\$ 51,670.86	-\$ 797.90	\$ 104,575.00
General & Administrative				
Bank Charges	12.00	25.00	13.00	50.00
Dues	259.20	260.00	0.80	410.00
Meeting Space		-	-	225.00
Miscellaneous	367.85	450.00	82.15	450.00
Newsletter	86.37	150.00	63.63	300.00
Postage And Delivery	495.31	574.00	78.69	1,148.00
Stationery & Printing	802.97	245.00	(557.97)	490.00
Supplies	38.23	412.50	374.27	825.00
Website	187.39	188.00	0.61	188.00
Total General & Administrative	\$ 2,249.32	\$ 2,304.50	\$ 55.18	\$ 4,086.00
Professional Fees				
Accounting	2,950.00	3,000.00	50.00	3,375.00
Insurance	2,982.00	3,000.00	18.00	3,000.00
Legal Fees	1,534.63	3,000.00	1,465.37	6,000.00
Total Professional Fees	\$ 7,466.63	\$ 9,000.00	\$ 1,533.37	\$ 12,375.00
Taxes				
Federal Income Tax		-	-	345.00
Virginia Income Tax		-	-	147.00
Other Taxes & Licenses	118.02	190.00	71.98	190.00
Total Taxes	\$ 118.02	\$ 190.00	\$ 71.98	\$ 682.00
Total Expenses	\$ 62,302.73	\$ 63,165.36	\$ 862.63	\$ 121,718.00
Net Operating Income	\$ 25,647.27	\$ 24,684.64	\$ 962.63	\$ 53,982.00

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Other Income				
Reserve Income				
Interest Income	1,040.16	570.99	(469.17)	1,416.00
Dividend Income	581.02	851.50	270.48	1,703.00
Total Reserve Income	<u>\$ 1,621.18</u>	<u>\$ 1,422.49</u>	<u>-\$ 198.69</u>	<u>\$ 3,119.00</u>
Total Other Income	<u>\$ 1,621.18</u>	<u>\$ 1,422.49</u>	<u>-\$ 198.69</u>	<u>\$ 3,119.00</u>
Other Expense				
Reserve Expenditures				
Entrance Signs		-	-	6,000.00
Fence		-	-	10,000.00
Roads		-	-	100,000.00
Signs		-	-	500.00
Sidewalks		-	-	10,000.00
Curbs		-	-	10,000.00
Total Reserve Expenditures	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 136,500.00</u>
Total Other Expense	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 136,500.00</u>
Net Other Income	<u>\$ 1,621.18</u>	<u>\$ 1,422.49</u>	<u>-\$ 198.69</u>	<u>-\$ 133,381.00</u>
Net Income	<u>\$ 27,268.45</u>	<u>\$ 26,107.13</u>	<u>\$ 763.94</u>	<u>-\$ 79,399.00</u>