

Leewood Homeowners Association, Inc.
Profit and Loss
For the Eleven Months Ended November 30, 2017

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Income			
Operating Income			
Assessments	183,300.00	183,300.00	-
Contribution to Reserves	(55,400.00)	(55,400.00)	-
Interest Income			-
POA Packets	225.00	183.33	41.67
Total Operating Income	\$ 128,125.00	\$ 128,083.33	\$ 41.67
Total Income	\$ 128,125.00	\$ 128,083.33	\$ 41.67
Gross Profit	\$ 128,125.00	\$ 128,083.33	\$ 41.67
Expenses			
Bad Debts			-
Common Property Maintenance			
Grounds Maintenance	33,523.58	38,284.58	4,761.00
Lighting	2,817.71	2,864.58	46.87
Other Maintenance		458.33	458.33
Snow Removal	2,480.00	5,500.00	3,020.00
Trash Service	40,795.99	49,558.00	8,762.01
Tree & Shrub	13,170.00	9,166.67	(4,003.33)
Total Common Property Maintenance	\$ 92,787.28	\$ 105,832.17	\$ 13,044.89
General & Administrative			
Bank Charges	53.00	45.83	(7.17)
Dues	389.58	450.00	60.42
Meeting Space	300.00	-	(300.00)
Miscellaneous		150.00	150.00
Newsletter	443.03	195.00	(248.03)
Postage And Delivery	1,141.51	1,066.08	(75.43)
Stationery & Printing	727.17	2,901.25	2,174.08
Supplies	1,026.61	2,186.25	1,159.64
Website	167.40	207.00	39.60
Total General & Administrative	\$ 4,248.30	\$ 7,201.42	\$ 2,953.12
Professional Fees			
Accounting	6,300.00	3,450.00	(2,850.00)
Insurance	3,296.50	3,300.00	3.50
Legal Fees	3,761.51	5,500.00	1,738.49
Total Professional Fees	\$ 13,358.01	\$ 12,250.00	-\$ 1,108.01
Taxes			
Federal Income Tax		-	-
Virginia Income Tax		-	-
Other Taxes & Licenses	124.00	135.00	11.00
Total Taxes	\$ 124.00	\$ 135.00	\$ 11.00
Total Expenses	\$ 110,517.59	\$ 125,418.58	\$ 14,900.99
Net Operating Income	\$ 17,607.41	\$ 2,664.75	\$ 14,942.66

No assurance is provided on these financial statements.

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For the Eleven Months Ended November 30, 2017

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Other Income			
Reserve Income			
Contribution to Reserves	55,400.00	55,400.00	0.00
Dividend Income	900.46	1,218.75	(318.29)
Interest Income	4,164.76	2,695.00	1,469.76
Realized Gain (Loss)	(0.58)		(0.58)
Unrealized Gain (Loss)			0.00
Total Reserve Income	<u>\$ 60,464.64</u>	<u>\$ 59,313.75</u>	<u>\$ 1,150.89</u>
Total Other Income	<u>\$ 60,464.64</u>	<u>\$ 59,313.75</u>	<u>\$ 1,150.89</u>
Other Expense			
Reserve Expenditures			
Curbs		3,500.00	3,500.00
Entrance Signs		-	-
Fence		-	-
Reserve Study	2,650.00	2,650.00	-
Sidewalks		-	-
Signs		-	-
Streets		-	-
Total Reserve Expenditures	<u>\$ 2,650.00</u>	<u>\$ 6,150.00</u>	<u>\$ 3,500.00</u>
Total Other Expense	<u>\$ 2,650.00</u>	<u>\$ 6,150.00</u>	<u>\$ 3,500.00</u>
Net Other Income	<u>\$ 57,814.64</u>	<u>\$ 53,163.75</u>	<u>\$ 4,650.89</u>
Net Income	<u>\$ 75,422.05</u>	<u>\$ 55,828.50</u>	<u>\$ 19,593.55</u>

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