

LEEWOOD HOMEOWNERS ASSOCIATION INC  
 B A L A N C E S H E E T  
 October 2020

	OPERATING	RESERVE	TOTAL
CURRENT ASSETS			
1015 UNION BANK - CHECKING - PRIMARY	49,510.03		49,510.03
1035 UNION BANK - MM - OPERATING	86,458.23		86,458.23
1066 CHARLES SCHWAB - ETF - RESERVE		29,854.22	29,854.22
1067 CHARLES SCHWAB - BRKG - RESERVE		50,273.58	50,273.58
1068 VANGUARD 500 MUTUAL FUND - RESERVE		97,494.38	97,494.38
1100 AMERICAN EXPRESS - CD 5/24/21 2.25%		40,483.68	40,483.68
1102 CAPITAL ONE - CD 10/4/22 2.3%		14,544.78	14,544.78
1105 DISCOVER BANK - CD 8/2/22 2.3%		36,246.28	36,246.28
1107 SALLIE MAE BANK - CD 2/22/23 2.8%		10,575.38	10,575.38
1113 GOLDMAN SACHS - CD 1/23/24 3.20%		32,733.15	32,733.15
1114 CITIBANK - CD 1/25/23 3.20%		31,839.09	31,839.09
1115 GOLDMAN SACHS - CD 2/13/26 3.30%		34,287.42	34,287.42
	-----	-----	-----
	135,968.26	378,331.96	514,300.22
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	18,054.88		18,054.88
1260 ALLOWANCE FOR DOUBTFUL ACCOUNTS	(1,821.67)		(1,821.67)
1272 ACCRUED INTEREST INCOME		1,900.22	1,900.22
	-----	-----	-----
	16,233.21	1,900.22	18,133.43

LEEWOOD HOMEOWNERS ASSOCIATION INC  
BALANCE SHEET  
October 2020

	OPERATING	RESERVE	TOTAL
PREPAID ASSETS			
1310 STATE FARM CONDO INS 4/1/20-21 \$2,422.00	1,009.15		1,009.15
1315 STATE FARM FB INS 4/1/20-21 \$1,071.00	446.25		446.25
1316 STATE FARM UMBRELLA INS 4/1/20-21 \$690.0	287.50		287.50
1340 INCOME TAX	2,748.00		2,748.00
1343 MONTHLY PREPAID AMERICAN DISPOSAL TRASH	3,401.66		3,401.66
	-----	-----	-----
	7,892.56	0.00	7,892.56
	-----	-----	-----
TOTAL ASSETS	160,094.03	380,232.18	540,326.21
	=====	=====	=====

LEEWOOD HOMEOWNERS ASSOCIATION INC  
 B A L A N C E S H E E T  
 October 2020

	OPERATING	RESERVE	TOTAL
CURRENT LIABILITIES			
2010	667.05		667.05
2030	34,450.00		34,450.00
2080	1,071.00		1,071.00
2130	3,231.46		3,231.46
	-----	-----	-----
	39,419.51	0.00	39,419.51
RESTRICTED EQUITY - RESERVES			
2215		3,514.82	3,514.82
2271		380,537.78	380,537.78
SPENT FROM RESERVES			
2471		(76,195.27)	(76,195.27)
	-----	-----	-----
	0.00	307,857.33	307,857.33
OPERATING EQUITY			
2635		29,506.33	29,506.33
2636		42,868.52	42,868.52
2650	95,213.11		95,213.11
2670	25,461.41		25,461.41
	-----	-----	-----
	120,674.52	72,374.85	193,049.37
	-----	-----	-----
TOTAL LIABILITIES & EQUITY	160,094.03	380,232.18	540,326.21
	=====	=====	=====

LEEWOOD HOMEOWNERS ASSOCIATION INC  
 REVENUE & EXPENSE BUDGET COMPARISON REPORT  
 OCTOBER 2020

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	10 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
<b>INCOME</b>							
4020 ASSESSMENTS - QUARTERLY	17,225.00	17,225.00	0.00	172,250.00	172,250.00	0.00	206,700
4060 LATE CHARGES	82.69	0.00	82.69	369.62	0.00	369.62	0
4100 INTEREST - OPERATING	14.16	0.00	14.16	186.56	0.00	186.56	0
4340 INTEREST - RESERVES	1,053.41	0.00	1,053.41	5,801.77	0.00	5,801.77	0
4350 INTEREST ALLOC TO RESERVES	-1,053.41	0.00	-1,053.41	-5,801.77	0.00	-5,801.77	0
4970	17,321.85	17,225.00	96.85	172,806.18	172,250.00	556.18	206,700
4980 TOTAL INCOME	17,321.85	17,225.00	96.85	172,806.18	172,250.00	556.18	206,700
<b>EXPENSES</b>							
<b>GROUNDS MAINTENANCE</b>							
6201 TREES/SOD/PLANTS	7,620.00	1,916.67	5,703.33	11,289.60	19,166.66	-7,877.06	23,000
6305 COMMON AREA MAINTENANCE	127.50	416.67	-289.17	1,960.41	4,166.66	-2,206.25	5,000
6599	7,747.50	2,333.34	5,414.16	13,250.01	23,333.32	-10,083.31	28,000
<b>CONTRACTS</b>							
6901 GROUNDS MAINTENANCE	3,074.19	3,650.00	-575.81	30,742.20	36,500.00	-5,757.80	43,800
6904 TRASH REMOVAL	3,401.66	3,567.92	-166.26	34,066.60	35,679.16	-1,612.56	42,815

LEEWOOD HOMEOWNERS ASSOCIATION INC  
 REVENUE & EXPENSE BUDGET COMPARISON REPORT  
 OCTOBER 2020

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	10 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
6906 PEST CONTROL	75.00	0.00	75.00	575.00	0.00	575.00	0
6907 SNOW SERVICES	0.00	583.33	-583.33	825.00	5,833.34	-5,008.34	7,000
6999	6,550.85	7,801.25	-1,250.40	66,208.80	78,012.50	-11,803.70	93,615
<b>UTILITIES</b>							
7910 ELECTRIC	248.98	262.50	- 13.52	2,523.06	2,625.00	-101.94	3,150
7999	248.98	262.50	- 13.52	2,523.06	2,625.00	-101.94	3,150
<b>ADMINISTRATIVE</b>							
8020 MANAGEMENT FEE	1,607.00	1,607.00	0.00	15,929.00	15,929.00	0.00	19,143
8040 POSTAGE	18.00	75.00	- 57.00	421.90	750.00	-328.10	900
8060 COPIES/PRINTING/SUPPLIES	59.30	375.00	-315.70	1,578.73	3,750.00	-2,171.27	4,500
8061 WEBSITE	0.00	16.67	- 16.67	167.40	166.66	0.74	200
8080 CPA SERVICES	0.00	287.50	-287.50	400.00	2,875.00	-2,475.00	3,450
8100 LEGAL EXPENSE	-459.95	708.33	-1,168.28	4,807.82	7,083.34	-2,275.52	8,500
8120 INSURANCE	348.58	347.50	1.08	3,505.10	3,475.00	30.10	4,170
8142 FEES/DUES/LICENSES	0.00	20.83	- 20.83	0.00	208.34	-208.34	250
8143 PERMITS/LICENSES	0.00	0.00	0.00	80.00	0.00	80.00	0
8180 INCOME TAX	2,035.00	208.33	1,826.67	2,161.00	2,083.34	77.66	2,500
8182 STATE TAXES	0.00	52.50	- 52.50	0.00	525.00	-525.00	630
8341 MISCELLANEOUS OPERATING	0.00	12.50	- 12.50	0.00	125.00	-125.00	150
8380 MEETING HALL RENTAL	0.00	29.17	- 29.17	300.00	291.66	8.34	350
8390 ANNUAL CORPORATE REPORT	0.00	6.92	- 6.92	61.95	69.16	- 7.21	83

LEEWOOD HOMEOWNERS ASSOCIATION INC  
 REVENUE & EXPENSE BUDGET COMPARISON REPORT  
 OCTOBER 2020

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	10 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
8479	3,607.93	3,747.25	-139.32	29,412.90	37,331.50	-7,918.60	44,826
BUDGETED TRANSFERS TO RESERVE FUND							
9171 POOLED RESERVES	3,595.00	3,595.00	0.00	35,950.00	35,950.00	0.00	43,140
9299	3,595.00	3,595.00	0.00	35,950.00	35,950.00	0.00	43,140
9980 TOTAL EXPENSES	21,750.26	17,739.34	4,010.92	147,344.77	177,252.32	-29,907.55	212,731
9990 GAIN (LOSS)	( 4,428.41)	( 514.34)	3,914.07	25,461.41	( 5,002.32)	( 30,463.73)	- 6,031