

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

	OPERATING	RESERVE	TOTAL
CURRENT ASSETS			
1015 UNION BANK - CHECKING - PRIMARY	17,815.56		17,815.56
1035 UNION BANK - MM - OPERATING	92,180.67		92,180.67
1067 CHARLES SCHWAB - BRKG - RESERVE		135,943.16	135,943.16
1068 VANGUARD 500 MUTUAL FUND - RESERVE		83,394.69	83,394.69
1100 AMERICAN EXPRESS - CD 5/24/21 2.25%		40,219.08	40,219.08
1101 CAPITAL ONE - CD 11/2/20 1.5%		14,926.70	14,926.70
1102 CAPITAL ONE - CD 10/4/22 2.3%		34,401.74	34,401.74
1104 DISCOVER BANK - CD 11/4/19 1.35%		19,980.08	19,980.08
1105 DISCOVER BANK - CD 8/2/22 2.3%		35,393.26	35,393.26
1106 GOLDMAN SACHS - CD 8/2/22 2.3%		35,393.26	35,393.26
1107 SALLIE MAE BANK - CD 2/22/23 2.8%		30,882.36	30,882.36
1108 THIRD FED SAVINGS - CD 7/28/21 2.0 %		40,065.88	40,065.88
1109 WELLS FARGO BANK - CD 2/28/20 2.4%		30,076.92	30,076.92
1112 CAPITAL ONE - CD 5/26/20 1.9%		40,030.60	40,030.60
1113 GOLDMAN SACHS - CD 1/23/24 3.20%		31,561.83	31,561.83
1114 CITIBANK - CD 1/25/23 3.20%		31,112.07	31,112.07
1115 GOLDMAN SACHS - CD 2/13/26 3.30%		32,206.56	32,206.56
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	109,996.23	635,588.19	745,584.42
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	7,645.52		7,645.52
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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	7,088.85	1,900.22	8,989.07

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	OPERATING	RESERVE	TOTAL
PREPAID ASSETS			
1310 STATE FARM CONDO INS 4/1/19-20 \$2,323.00	1,161.48		1,161.48
1315 STATE FARM FB INS 4/1/19-20 \$1,247.00	623.52		623.52
1316 STATE FARM UMBRELLA INS 4/1/19-20 \$690	345.00		345.00
1340 INCOME TAX	2,748.00		2,748.00
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	4,878.00	0.00	4,878.00
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TOTAL ASSETS	121,963.08	637,488.41	759,451.49
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LEEWOOD HOMEOWNERS ASSOCIATION INC
 B A L A N C E S H E E T
 September 2019

	OPERATING	RESERVE	TOTAL
CURRENT LIABILITIES			
2010 ACCOUNTS PAYABLE	204.90		204.90
2013 ACCOUNTS PAYABLE - RESERVE		1,450.00	1,450.00
2080 INCOME TAXES	1,071.00		1,071.00
2130 PREPAID ASSESSMENTS	12,163.81		12,163.81
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	13,439.71	1,450.00	14,889.71
RESTRICTED EQUITY - RESERVES			
2271 RESERVES - POOLED		585,454.64	585,454.64
SPENT FROM RESERVES			
2471 RESERVES - POOLED		(8,362.00)	(8,362.00)
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	0.00	577,092.64	577,092.64
OPERATING EQUITY			
2635 UNREALIZED GAIN/LOSS - CHARLES SCHWAB		16,077.25	16,077.25
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)	18,154.67		18,154.67
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	108,523.37	58,945.77	167,469.14
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TOTAL LIABILITIES & EQUITY	121,963.08	637,488.41	759,451.49
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LEEWOOD HOMEOWNERS ASSOCIATION INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 SEPTEMBER 2019

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	9 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
INCOME							
4020 ASSESSMENTS - QUARTERLY	16,900.00	16,900.00	0.00	152,100.00	152,100.00	0.00	202,800
4060 LATE CHARGES	32.36	0.00	32.36	243.79	0.00	243.79	0
4100 INTEREST - OPERATING	27.37	0.00	27.37	180.67	0.00	180.67	0
4340 INTEREST - RESERVES	1,791.09	0.00	1,791.09	7,611.64	0.00	7,611.64	0
4350 INTEREST ALLOC TO RESERVES	-1,791.09	0.00	-1,791.09	-7,611.64	0.00	-7,611.64	0
4970	16,959.73	16,900.00	59.73	152,524.46	152,100.00	424.46	202,800
4980 TOTAL INCOME	16,959.73	16,900.00	59.73	152,524.46	152,100.00	424.46	202,800
EXPENSES							
GROUNDS MAINTENANCE							
6201 TREES/SOD/PLANTS	0.00	1,750.00	-1,750.00	3,153.70	15,750.00	-12,596.30	21,000
6305 COMMON AREA MAINTENANCE	0.00	583.33	-583.33	5,042.37	5,250.01	-207.64	7,000
6599	0.00	2,333.33	-2,333.33	8,196.07	21,000.01	-12,803.94	28,000
CONTRACTS							
6901 GROUNDS MAINTENANCE	3,043.75	3,380.42	-336.67	27,393.75	30,423.74	-3,029.99	40,565
6904 TRASH REMOVAL	3,401.66	3,447.17	- 45.51	30,492.96	31,024.49	-531.53	41,366

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	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	9 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
6907 SNOW SERVICES	0.00	583.33	-583.33	3,450.00	5,250.01	-1,800.01	7,000
6999	6,445.41	7,410.92	-965.51	61,336.71	66,698.24	-5,361.53	88,931
UTILITIES							
7910 ELECTRIC	254.33	262.50	- 8.17	2,192.56	2,362.50	-169.94	3,150
7999	254.33	262.50	- 8.17	2,192.56	2,362.50	-169.94	3,150
ADMINISTRATIVE							
8020 MANAGEMENT FEE	1,560.00	1,560.00	0.00	14,040.00	14,040.00	0.00	18,720
8030 NEWSLETTER COSTS	0.00	171.08	-171.08	0.00	1,539.76	-1,539.76	2,053
8040 POSTAGE	19.50	74.50	- 55.00	816.97	670.50	146.47	894
8060 COPIES/PRINTING/SUPPLIES	376.20	361.17	15.03	2,401.79	3,250.49	-848.70	4,334
8061 WEBSITE	0.00	15.58	- 15.58	207.38	140.26	67.12	187
8080 CPA SERVICES	0.00	287.50	-287.50	350.00	2,587.50	-2,237.50	3,450
8100 LEGAL EXPENSE	0.00	708.33	-708.33	6,133.85	6,375.01	-241.16	8,500
8120 INSURANCE	355.00	347.08	7.92	3,012.51	3,123.76	-111.25	4,165
8142 FEES/DUES/LICENSES	0.00	27.92	- 27.92	0.00	251.24	-251.24	335
8143 PERMITS/LICENSES	0.00	0.00	0.00	10.00	0.00	10.00	0
8170 TAXES - ASSOCIATION PROPERTY	0.00	16.92	- 16.92	0.00	152.24	-152.24	203
8180 INCOME TAX	940.00	170.17	769.83	3,885.00	1,531.49	2,353.51	2,042
8182 STATE TAXES	0.00	51.75	- 51.75	0.00	465.75	-465.75	621
8341 MISCELLANEOUS OPERATING	0.00	10.42	- 10.42	0.00	93.74	- 93.74	125
8380 MEETING HALL RENTAL	0.00	25.00	- 25.00	0.00	225.00	-225.00	300

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	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	9 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
8390 ANNUAL CORPORATE REPORT	0.00	0.00	0.00	61.95	0.00	61.95	0
8479	3,250.70	3,827.42	-576.72	30,919.45	34,446.74	-3,527.29	45,929
BUDGETED TRANSFERS TO RESERVE FUND							
9171 POOLED RESERVES	3,525.00	3,525.00	0.00	31,725.00	31,725.00	0.00	42,300
9299	3,525.00	3,525.00	0.00	31,725.00	31,725.00	0.00	42,300
9980 TOTAL EXPENSES	13,475.44	17,359.17	-3,883.73	134,369.79	156,232.49	-21,862.70	208,310
9990 GAIN (LOSS)	<u>3,484.29</u>	<u>(459.17)</u>	<u>(3,943.46)</u>	<u>18,154.67</u>	<u>(4,132.49)</u>	<u>(22,287.16)</u>	<u>- 5,510</u>