

LEEWOOD HOMEOWNERS ASSOCIATION INC
 B A L A N C E S H E E T
 September 2022

	OPERATING	RESERVE	TOTAL
CURRENT ASSETS			
1015 PACIFIC WESTERN - CHECKING - PRIMARY	48,144.86		48,144.86
1035 PACIFIC WESTERN - MM - OPERATING	66,777.67		66,777.67
1066 CHARLES SCHWAB - ETF - RESERVE		26,287.33	26,287.33
1067 CHARLES SCHWAB - BRKG - RESERVE		117,249.18	117,249.18
1068 VANGUARD 500 MUTUAL FUND - RESERVE		109,993.37	109,993.37
1102 CAPITAL ONE - CD 10/4/22 2.3%		13,998.78	13,998.78
1107 SALLIE MAE BANK - CD 2/22/23 2.8%		9,973.85	9,973.85
1113 GOLDMAN SACHS - CD 1/23/24 3.20%		29,726.73	29,726.73
1114 CITIBANK - CD 1/25/23 3.20%		29,970.45	29,970.45
1115 GOLDMAN SACHS - CD 2/13/26 3.30%		29,257.86	29,257.86
1116 SALLIE MAE - CD 8/11/25 3.35%		29,438.85	29,438.85
1117 CAPITAL ONE BANK - CD 8/10/27 3.40%		28,981.29	28,981.29
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	114,922.53	424,877.69	539,800.22
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	8,099.30		8,099.30
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	8,099.30	0.00	8,099.30

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		OPERATING	RESERVE	TOTAL
PREPAID ASSETS				
1310	STATE FARM CONDO INS 4/1/22-23 \$2,449.00	1,224.48		1,224.48
1315	STATE FARM FB INS 4/1/22-23 \$1,071.00	535.50		535.50
1316	STATE FARM UMBRELLA INS 4/1/22-23 \$690.0	345.00		345.00
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		2,104.98	0.00	2,104.98
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	TOTAL ASSETS	125,126.81	424,877.69	550,004.50
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LEEWOOD HOMEOWNERS ASSOCIATION INC
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 September 2022

	OPERATING	RESERVE	TOTAL
CURRENT LIABILITIES			
2010	65.00		65.00
2020	208.33		208.33
2130	22,700.23		22,700.23
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	22,973.56	0.00	22,973.56
RESTRICTED EQUITY - RESERVES			
2215		5,308.11	5,308.11
2271		444,458.08	444,458.08
SPENT FROM RESERVES			
2471		(1,504.16)	(1,504.16)
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	0.00	448,262.03	448,262.03
OPERATING EQUITY			
2635		(23,384.34)	(23,384.34)
2642	(20,000.00)		(20,000.00)
2650	121,585.44		121,585.44
2670	567.81		567.81
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	102,153.25	(23,384.34)	78,768.91
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TOTAL LIABILITIES & EQUITY	125,126.81	424,877.69	550,004.50
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LEEWOOD HOMEOWNERS ASSOCIATION INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 SEPTEMBER 2022

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	9 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
INCOME							
4020 ASSESSMENTS - QUARTERLY	17,225.00	17,225.00	0.00	155,025.00	155,025.00	0.00	206,700
4060 LATE CHARGES	38.14	0.00	38.14	452.05	0.00	452.05	0
4100 INTEREST - OPERATING	19.20	0.00	19.20	116.62	0.00	116.62	0
4340 INTEREST - RESERVES	1,075.83	0.00	1,075.83	5,308.11	0.00	5,308.11	0
4350 INTEREST ALLOC TO RESERVES	-1,075.83	0.00	-1,075.83	-5,308.11	0.00	-5,308.11	0
4970	17,282.34	17,225.00	57.34	155,593.67	155,025.00	568.67	206,700
4980 TOTAL INCOME	17,282.34	17,225.00	57.34	155,593.67	155,025.00	568.67	206,700
EXPENSES							
GROUNDS MAINTENANCE							
6201 TREES/SOD/PLANTS	0.00	1,875.00	-1,875.00	6,090.81	16,875.00	-10,784.19	22,500
6305 COMMON AREA MAINTENANCE	750.52	416.67	333.85	13,649.60	3,749.99	9,899.61	5,000
6599	750.52	2,291.67	-1,541.15	19,740.41	20,624.99	-884.58	27,500
CONTRACTS							
6901 GROUNDS MAINTENANCE	3,135.98	3,135.98	0.00	29,318.88	28,223.82	1,095.06	37,631
6904 TRASH REMOVAL	3,978.00	3,750.00	228.00	34,996.65	33,750.00	1,246.65	45,000

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	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	9 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
6906 PEST CONTROL	330.00	166.67	163.33	1,650.00	1,499.99	150.01	2,000
6907 SNOW SERVICES	0.00	541.67	-541.67	1,502.50	4,874.99	-3,372.49	6,500
6999	7,443.98	7,594.32	-150.34	67,468.03	68,348.80	-880.77	91,131
UTILITIES							
7910 ELECTRIC	289.21	208.33	80.88	2,311.88	1,875.01	436.87	2,500
7999	289.21	208.33	80.88	2,311.88	1,875.01	436.87	2,500
ADMINISTRATIVE							
8020 MANAGEMENT FEE	1,666.67	1,666.67	0.00	15,000.03	15,000.03	0.00	20,000
8040 POSTAGE	66.48	66.67	- 0.19	680.43	599.99	80.44	800
8060 COPIES/PRINTING/SUPPLIES	203.00	208.33	- 5.33	2,055.40	1,874.97	180.43	2,499
8061 WEBSITE	0.00	10.42	- 10.42	0.00	93.74	- 93.74	125
8080 CPA SERVICES	0.00	291.67	-291.67	4,164.00	2,624.99	1,539.01	3,500
8100 LEGAL EXPENSE	0.00	541.67	-541.67	5,240.21	4,874.99	365.22	6,500
8120 INSURANCE	350.83	351.67	- 0.84	2,907.78	3,164.99	-257.21	4,220
8142 FEES/DUES/LICENSES	0.00	16.67	- 16.67	0.00	149.99	-149.99	200
8143 PERMITS/LICENSES	0.00	8.33	- 8.33	80.00	75.01	4.99	100
8180 INCOME TAX	495.00	166.67	328.33	990.72	1,499.99	-509.27	2,000
8182 STATE TAXES	0.00	41.67	- 41.67	0.00	374.99	-374.99	500
8341 MISCELLANEOUS OPERATING	0.00	4.85	- 4.85	575.02	43.69	531.33	58
8390 ANNUAL CORPORATE REPORT	0.00	5.42	- 5.42	61.95	48.74	13.21	65
8479	2,781.98	3,380.71	-598.73	31,755.54	30,426.11	1,329.43	40,568

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	----- CURRENT PERIOD -----	----- MONTHLY BUDGET -----	----- MONTHLY VARIANCE -----	----- 9 MONTH PERIOD -----	----- Y-T-D BUDGET -----	----- Y-T-D VARIANCE -----	----- ANNUAL BUDGET -----
BUDGETED TRANSFERS TO RESERVE FUND							
9171 POOLED RESERVES	3,750.00	3,750.00	0.00	33,750.00	33,750.00	0.00	45,000
9299	3,750.00	3,750.00	0.00	33,750.00	33,750.00	0.00	45,000
9980 TOTAL EXPENSES	15,015.69	17,225.03	-2,209.34	155,025.86	155,024.91	0.95	206,700
9990 GAIN (LOSS)	<u>2,266.65</u>	<u>(0.03)</u>	<u>(2,266.68)</u>	<u>567.81</u>	<u>0.09</u>	<u>(567.72)</u>	<u>0</u>