

	A	B	C	D	E	F
1	Leewood Homeowners Association					
2	2010 Budget					
3						
4		2010	2009	2009	2008	2007
5		Budget	Projected	Budget	Actual	Actual
6	<b>Operating</b>					
7	Assessments	156,000	156,000	156,000	136,500	117,000
8	Contribution to Reserves	(43,700)	(46,200)	(46,200)	(32,500)	(40,000)
9	Int Income -Operations	-	-	-	6	354
10	Advertising	-	-	-	-	-
11	Other Income					
12	Penalties		2,710		310	2,075
13	POA Packets	200	150	250	200	150
14	Subscriptions					
15	<b>Total Income</b>	<b>112,500</b>	<b>112,660</b>	<b>110,050</b>	<b>104,516</b>	<b>79,579</b>
16						
17	Accounting	3,100	2,950	2,950	3,075	2,775
18	Architectural control	-	-	-	-	-
19	Bad Debts		600		8,838	600
20	Capital Improvements	-	-	-	-	-
21	Copying	1,005	191	665	412	792
22	Dues	324	324	324	324	325
23	Education	-	-	-	-	-
24	Grounds Maintenance	38,218	37,125	37,105	36,663	36,314
25	Insurance	2,500	1,908	2,500	2,361	2,161
26	Legal	4,000	1,464	5,000	4,967	4,212
27	Lighting	1,866	1,797	1,772	1,624	679
28	Maintenance	1,000		1,000	5,916	1,825
29	Management	-	-	-	-	-
30	Meeting Space	100	100	100	-	-
31	Miscellaneous	100	142	100	90	381
32	Newsletter	250	23	-	-	-
33	Postage	1,112	857	1,096	857	1,117
34	Snow Removal	2,500	3,322	2,500	196	1,505
35	Supplies	650	331	780	336	532
36	Taxes-Federal	1,408	770	2,131	1,080	1,222
37	Taxes -Virginia	300	300	453	438	485
38	Taxes -Other	136	138	1,050	105	50
39	Trash	42,886	41,768	42,894	40,072	37,045
40	Tree & Shrub	4,500	3,775	3,000	600	12,383
41	Website	168	168	168	167	167
42	<b>Total Expenses</b>	<b>106,123</b>	<b>98,054</b>	<b>105,587</b>	<b>108,121</b>	<b>104,571</b>
43						
44	<b>Operating Net Income</b>	<b>6,377</b>	<b>14,606</b>	<b>4,463</b>	<b>(3,606)</b>	<b>(24,992)</b>
45						
46	<b>Repair &amp; Replacement Reserves</b>					
47	Contributions	43,700	46,200	46,200	32,500	40,000
48	Expenditures:					
49	Entrance Signs					
50	Fence	(2,500)	(72)	-	(857)	(3,107)
51	Reserve study	-	-	-	-	(2,590)
52	Roads	(20,000)	(13,934)		(4,558)	
53	Stop signs					
54	Sidewalks				(13,386)	
55	Lighting					(21,751)
56	Drainage	(6,000)		(6,000)		(6,000)
57	Mailboxes		(26,072)	(23,660)		
58	Curbs		(27)			(2,608)
59	Interest Income -Reserves	4,612	5,122	7,026	7,132	7,290
60	Dividend Income -Reserves	1,000	1,090	1,120	1,265	1,234
61	Realized Gain (loss)					
62	Unrealized Gain (Loss)		10,204		(26,187)	2,382
63	<b>Net Increase (Decrease)</b>	<b>20,812</b>	<b>22,511</b>	<b>24,686</b>	<b>(4,091)</b>	<b>14,850</b>
64	Balance, beginning of year	297,467	274,956	298,025	279,047	264,197
65	<b>Balance, end of year</b>	<b>318,279</b>	<b>297,467</b>	<b>322,711</b>	<b>274,956</b>	<b>279,047</b>

	A	B	C	D
1	<b>Leewood Homeowners Association</b>			
2	<b>2010 Budget</b>			
3				
4	<b>Assessments</b>			
5	Amount	200	<b>\$200.42 maximum per CPI</b>	
6	Quarters	4		
7	Units	195		
8		<u>156,000</u>		
9				
10	<b>Contribution to Reserves</b>			
11	Amount	3,642		
12	Months	12		
13		<u>43,700</u>	<b>\$ from reserve study</b>	
14		-	borrow for improvements	
15		<u>43,700</u>		
16				
17	<b>Advertising</b>			
18	newsletter	-		
19	directory	-		
20		<u>-</u>		
21	<b>Invest Inc -Operations</b>			
22		-	in no-interest business checking	
23		<u>-</u>		
24	<b>POA Packets</b>			
25		200	8 sales @ \$25 per package	
26		<u>200</u>		
27				
28	<b>Interest income -reserves</b>		reinvest rate	3.00%
29	E*Trade CD	270	1 CD maturing May 2012	
30	E*Trade CD -reinvest	-		
31	CapitalOne CD	773	1 CD maturing Jun 2010	
32	CapitalOne CD -reinvest	235		
33	CapitalOne CD	103	1 CD maturing Oct 2011	
34	CapitalOne CD -reinvest			
35	CapitalOne CD	528	1 CD maturing Oct 2010	
36	CapitalOne CD -reinvest	57		
37	Schwab1	5	currently in cash account	
38	Schwab CD	1,000	2 year CD to expire about Oct 2011	
39	Schwab CD	1,185	3 year CD to expire about Oct 2012	
40	Schwab CD	206	1 year CD to expire about Oct 2010	
41	Schwab CD -reinvest	70		
42	GNMA investment	180		
43	Current reserve contributic	3		
44	Current expenditures	(3)	0.01%	
45		<u>4,612</u>		
46		<b>4,612</b>		
47				
48	<b>Dividend income -reserves</b>			
49	Vanguard	1,000	YTD 9/30/09	
50		<u>1,000</u>		
51		<b>1,000</b>		

	A	B	C	D
52	<b>Accounting</b>			
53		2,750	prior + expected increase	
54		300	prior	
55		50	prior	
56		<b>3,100</b>		
57				
58	<b>Architectural review</b>			
59				
60		-		
61	<b>Copying</b>			
62	Standards	-	per BOD	
63	Directory	300	paid \$332 in 2004	
64	ARC	50		
65	Business cards	-		
66	Assessment cards	100	4 quarters	
67	Minutes, others	50		
68	Annual meeting	380		
69	POA	100		
70	Welcome	25		
71		<b>1,005</b>		
72	<b>Dues</b>			
73	CAI	324	based on 2009 billing	
74	Federation			
75	Mason District			
76		<b>324</b>		
77	<b>Education</b>			
78	seminars			
79		-		
80	<b>Grounds Maintenance</b>			
81	standard contract	38,218	new Shenandoah contract	
82	watering			
83	cleaning woods -2X year	-	to be done by volunteers	
84	aeration/overseeding/misc	-	in contract	
85		<b>38,218</b>		
86	<b>Insurance</b>			
87	Increased coverage	-	in # below	
88	Standard coverage	2,500	based on 2008	
89		<b>2,500</b>		
90	<b>Legal</b>			
91	ARC	1,000	in conjunction with board hearings	
92	general	1,000		
93	collections	2,000		
94		<b>4,000</b>		
95	<b>Lighting</b>			
96	electricity	1,866	based on current rates	
97		<b>1,866</b>		
98	<b>Maintenance</b>			
99	sealing of fence	-	every 3-5 years; last done 1998	
100	drainage	-	capital items only; in reserves	
101			will check on alley project	
102	other	1,000		
103		<b>1,000</b>		

	A	B	C	D
104	<b>Management</b>			
105	investments	-		
106	general			
107		-		
108	<b>Meeting space</b>			
109	School for Contemp	100	regular room is free	
110		<b>100</b>		
111	<b>Miscellaneous</b>			
112	bank charges	100		
113	annual mtg door prizes	-	donated items	
114	Nat Night Out door prizes	-	donated items	
115	contingency	-		
116		<b>100</b>		
117	<b>Newsletter</b>			
118		250		
119		<b>250</b>		
120	<b>Postage</b>			
121	architectural control	376	regular notices + certified mail	
122	standards	-		
123	PO box rental	116	rate increase in 2009	
124	assessment mailings (4)	320	1 at \$.44 and 4 at \$.30	
125	annual meeting notice	200		
126	other	100		
127		<b>1,112</b>		
128	<b>Snow Removal</b>			
129		2,500	reduced to highest in prior years	
130		<b>2,500</b>		
131	<b>Supplies</b>			
132	office supplies	300		
133	envelopes	-	enough on hand	
134	annual meeting	50		
135	National Night Out	200		
136	camera	-		
137	Checks/deposit tickets	100		
138	Quicken update	-		
139		<b>650</b>		
140	<b>Taxes-Federal</b>			
141	Va taxable income	<b>4,992</b>		
142	Tax exempt interest			
143	Va taxes	<b>(300)</b>		
144	Taxable income	<u>4,692</u>		
145		<b>1,408</b>		
146	<b>Taxes -Virginia</b>			
147	Invest inc -operating	-		
148	Interest inc -reserves	<b>4,612</b>		
149	Dividend inc -reserves	<b>1,000</b>		
150	Realized gain			
151	Tax prep fees	(620)		
152	Taxable income	<u>4,992</u>		
153		<b>300</b>		

	A	B	C	D
154	<b>Taxes -Other</b>			
155	annual report	25	2008 rate	
156	RE report	80	new law	
157	RE assessment	<u>31</u>	new law; based on prior year assess	
158		<b>136</b>		
159	<b>Trash</b>			
160	Jan-Jun	20,885	no increase expected for Dec	
161	Jul-Nov	18,274	5% Fairfax County increase	
162	Dec	<u>3,728</u>	assume 2% increase (max is 7%)	
163		<b>42,886</b>		
164	<b>Tree &amp; Shrub</b>			
165	IPM	-		
166	Horticultural oil	-		
167	Fertilizer	-		
168	Removal	3,000		
169	new plantings	<u>1,500</u>		
170		<b>4,500</b>		
171	<b>Website</b>			
172	website	168	\$14 per month -2009 rate	
173	software updates	<u>-</u>		
174		<b>168</b>		