

	A	B	C	D
1	<b>Leewood Homeowners Association</b>			
2	<b>2012 Budget</b>			
3				
4	<b>Assessments</b>			
5	Amount	220	<b>\$222.03 maximum per CPI</b>	
6	Quarters	4		
7	Units	195		
8		<u>171,600</u>		
9				
10	<b>Contribution to Reserves</b>			
11	Amount	3,933		
12	Months	12		
13		<u>47,200</u>	<b>\$ from reserve study</b>	
14		5,000	additional contribution	
15		-	borrow for improvements	
16		<u>52,200</u>		
17				
18	<b>Advertising</b>			
19	newsletter	-		
20	directory	-		
21		<u>-</u>		
22	<b>Invest Inc -Operations</b>			
23		-	in no-interest business checking	
24		<u>-</u>		
25	<b>POA Packets</b>			
26		200	8 sales @ \$25 per package	
27		<u>200</u>		
28				
29	<b>Interest income -reserves</b>			
30	E*Trade CD	113	1 CD maturing May 2012	
31	E*Trade CD -reinvest	175		
32	CapitalOne CD	300	1 CD maturing Jun 2012	
33	CapitalOne CD -reinvest	306		
34	CapitalOne CD	168	1 CD maturing Oct 2013	
35	CapitalOne CD -reinvest	-		
36	<u>Schwab Account</u>			
37	Schwab1	5	currently in cash account	
38	GNMA investment	60		
39	Aurora Bank CD	450	1 CD maturing Dec 2012	
40	BMW North America CD	473	1 CD maturing Dec 2013	
41				
42	Current reserve contributic	3		
43	Current expenditures	(1)	0.01%	
44		<u>2,051</u>		
45				
46				
47	<b>Dividend income -reserves</b>			
48	Vanguard	1,100	YTD 6/30/11 annualized	
49		<u>1,100</u>		
50				

	A	B	C	D
51	<b>Accounting</b>			
52		3,075	current for 2010 audit & returns	
53		200	expected increase	
54		-	prior	
55		<u>3,275</u>		
56				
57	<b>Architectural review</b>			
58		<u>-</u>		
59				
60	<b>Copying</b>			
61	Standards	300	per Janet e-mail	
62	Directory	125	paid \$114 in 2010	
63	ARC	50	\$17 in 2011 YTD	
64	Business cards	-		
65	Assessment cards	40	4 quarters	
66	Minutes, others	50		
67	Annual meeting	100	based on 2011	
68	POA	100	none in 2010 YTD	
69	Manual			
70	Welcome	<u>25</u>		
71		<b>790</b>		
72	<b>Dues</b>			
73	CAI	324	based on 2011 billing	
74	Federation			
75	Mason District	<u>-</u>		
76		<b>324</b>		
77	<b>Education</b>			
78	seminars	<u>-</u>		
79				
80	<b>Grounds Maintenance</b>			
81	standard contract	38,218	new Shenandoah multi-year contract	
82	watering			
83	cleaning woods -2X year	-	to be done by volunteers	
84	aeration/overseeding/misc	-	in contract	
85		<u>38,218</u>		
86	<b>Insurance</b>			
87	Increased coverage	-	in # below	
88	Standard coverage	<u>2,500</u>	2011 is \$2,292	
89		<b>2,500</b>		
90	<b>Legal</b>			
91	ARC	1,200	total amount of \$5,200 per Janet e-mail	
92	general	2,000		
93	collections	2,000		
94	expected increase	<u>-</u>		
95		<b>5,200</b>		
96	<b>Lighting</b>			
97	electricity	<u>1,740</u>	based on current 2011 rates	
98		<b>1,740</b>		
99	<b>Maintenance</b>			
100	drainage	-		
101	other	<u>1,000</u>		
102		<b>1,000</b>		

	A	B	C	D
103	<b>Management</b>			
104	investments	-		
105	general			
106		-		
107	<b>Meeting space</b>			
108	School for Contemp	200	regular room is free; per Janet	
109		<b>200</b>		
110	<b>Miscellaneous</b>			
111	bank charges	50		
112	contingency	-		
113		<b>50</b>		
114	<b>Newsletter</b>			
115		250		
116		<b>250</b>		
117	<b>Postage</b>			
118	architectural control	384	regular notices + certified mail	
119	standards	-		
120	PO box rental	116	rate increase for 2011	
121	assessment mailings (4)	339	1 at \$.46 and 4 at \$.32 (expect increase)	
122	annual meeting notice	150		
123	other	100		
124		<b>1,089</b>	.02 increase expected	
125	<b>Snow Removal</b>			
126		4,500	total amount of \$4,500 per Janet e-mail	
127		<b>4,500</b>		
128	<b>Supplies</b>			
129	office supplies	300		
130	envelopes	-	enough on hand	
131	annual meeting	50		
132	National Night Out -food	225	based on 2011 cost	
133	National Night Out -prizes	50	based on 2011 cost	
134	ARC databae	500		
135	Checks/deposit tickets	150	will run out of check stock in 2012	
136	For deposit only stamp	-	purchased in 2011	
137	ARC database	2,000		
138	Quicken update	300	\$300 for web-based program	
139		<b>3,575</b>		
140	<b>Taxes-Federal</b>			
141	Va taxable income	<b>2,496</b>		
142	Tax exempt interest			
143	Va taxes	<b>(150)</b>		
144	Taxable income	<u>2,346</u>		
145		<b>704</b>		
146	<b>Taxes -Virginia</b>			
147	Invest inc -operating	-		
148	Interest inc -reserves	<b>2,051</b>		
149	Dividend inc -reserves	<b>1,100</b>		
150	Realized gain			
151	Tax prep fees	(655)		
152	Taxable income	<u>2,496</u>		
153		<b>150</b>		

	A	B	C	D
154	<b>Taxes -Other</b>			
155	annual report	25	based on 2011 billing	
156	RE report	200	based on 2011 return.	
157		<b>225</b>		
158	<b>Trash</b>			
159	Jan-Jun	21,306	no increase expected for Dec	
160	Jul-Nov	18,642	5% Fairfax County increase	
161	Dec	3,803	assume 2% increase (max is 7%)	
162		<b>43,751</b>		
163	<b>Tree &amp; Shrub</b>			
164	IPM	-		
165	Horticultural oil	-		
166	Fertilizer	-		
167	Removal	7,000	per Janet e-mail	
168	new plantings	-		
169		<b>7,000</b>		
170	<b>Website</b>			
171	website	168	\$14 per month -2011 rate	
172	domain name	20		
173		<b>188</b>		