

	A	B	C	D	E	F	G
1	Leewood Homeowners Association						
2	2013 Budget						
3							
4		2013	2012	2012	2011	2011	2010
5		Budget	Actual	Budget	Actual	Budget	Actual
6	<b>Operating</b>						
7	Assessments	175,500	171,600	171,600	156,000	156,000	156,000
8	Contribution to Reserves	(52,200)	(52,200)	(52,200)	(45,400)	(45,400)	(53,700)
9	Int Income -Operations	-	-	-	16	-	-
10	Other Income				1,632		
11	Penalties				2,700		280
12	POA Packets	200	125	200	300	200	175
13	Subscriptions						
14	<b>Total Income</b>	<b>123,500</b>	<b>119,525</b>	<b>119,600</b>	<b>115,248</b>	<b>110,800</b>	<b>102,755</b>
15							
16	Accounting	3,175	3,125	3,275	3,150	3,150	2,950
17	Bad Debts		2,099		3,007		945
18	Copying	790	107	790	409	990	515
19	Dues	360	360	324	324	324	324
20	Education	-	-	-	-	-	-
21	Grounds Maintenance	38,718	38,244	38,218	39,722	38,218	38,248
22	Insurance	2,700	2,575	2,500	2,293	2,500	1,743
23	Legal	6,000	1,940	5,200	7,734	4,200	3,343
24	Lighting	1,740	1,707	1,740	1,707	1,740	1,657
25	Maintenance	1,000		1,000		1,000	
26	Meeting Space	200	200	200	200	200	200
27	Miscellaneous	50	254	50	35	100	137
28	Newsletter	250		250		250	
29	Postage	1,131	728	1,089	944	1,139	784
30	Snow Removal	4,500	557	4,500	4,460	3,000	5,875
31	Supplies	3,575	677	3,575	788	1,250	878
32	Taxes-Federal	329	350	704	392	496	389
33	Taxes -Virginia	140	149	150	167	106	165
34	Taxes -Other	225	216	225	184	250	181
35	Trash	46,425	44,008	43,751	42,719	42,886	41,839
36	Tree & Shrub	8,000	9,975	7,000	7,637	5,500	7,587
37	Website	188	187	188	187	168	167
38	<b>Total Expenses</b>	<b>119,496</b>	<b>107,458</b>	<b>114,729</b>	<b>116,059</b>	<b>107,467</b>	<b>107,928</b>
39							
40	<b>Operating Net Income</b>	<b>4,004</b>	<b>12,067</b>	<b>4,871</b>	<b>(811)</b>	<b>3,333</b>	<b>(5,173)</b>
41							
42	<b>Repair &amp; Replacement Reserves</b>						
43	Contributions	52,200	52,200	52,200	45,400	45,400	53,700
44	Expenditures:						
45	Fence	(13,200)	(430)		(12,950)	(12,000)	(90)
46	Reserve study		(2,720)	(2,500)		-	
47	Roads	(4,000)		(6,000)	(91,914)	(20,000)	(27,436)
48	Signs				(275)	(200)	
49	Lighting	(26,000)					
50	Drainage		(1,194)				(2,532)
51	Mailboxes						(560)
52	Interest Income -Reserves	1,767	1,623	2,051	2,180	1,389	2,280
53	Dividend Income -Reserves	1,200	1,485	1,100	1,211	1,000	1,040
54	Unrealized Gain (Loss)		8,486		(47)		6,941
55	<b>Net Increase (Decrease)</b>	<b>11,967</b>	<b>59,450</b>	<b>46,851</b>	<b>(56,395)</b>	<b>15,589</b>	<b>33,343</b>
56	Balance, beginning of year	325,507	274,414	274,414	330,809	314,099	297,466
57	<b>Balance, end of year</b>	<b>337,474</b>	<b>333,864</b>	<b>321,265</b>	<b>274,414</b>	<b>329,688</b>	<b>330,809</b>
58							

	A	B	C	D
1	<b>Leewood Homeowners Association</b>			
2	<b>2013 Budget</b>			
3				
4	<b>Assessments</b>			
5	Amount	225	<b>\$229.09 maximum per CPI</b>	
6	Quarters	4		
7	Units	195		
8		<u>175,500</u>		
9				
10	<b>Contribution to Reserves</b>			
11	Amount	4,350		
12	Months	12		
13		<u>52,200</u>	<b>\$ from reserve study</b>	
14		-	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	CapitalOne CD	306	1 CD maturing Jun 2014	
31	CapitalOne CD -reinvest	312		
32	CapitalOne CD	124	1 CD maturing Oct 2013	
33	CapitalOne CD -reinvest	50		
34	<b>Schwab Account</b>			
35	Schwab1	5	currently in cash account	
36	GNMA investment	40		
37	Aurora Bank CD	450	1 CD maturing Dec 2012	
38	BMW North America CD	473	1 CD maturing Dec 2013	
39	Other Schwab funds	10		
40				
41	Current reserve contributic	3		
42	Current expenditures	(4)	0.01%	
43		<u>1,767</u>		
44				
45				
46	<b>Dividend income -reserves</b>			
47	Vanguard	1,200	YTD 6/30/12 annualized	
48		<u>1,200</u>		
49				
50	<b>Accounting</b>			
51		3,175	per engagement letter for 2012	
52		-	expected increase	
53		<u>-</u>	prior	
54		<u>3,175</u>		

	A	B	C	D
55				
56	<b>Copying</b>			
57	Standards	300		
58	Directory	125	paid \$114 in 2010	
59	ARC	50	\$17 in 2011 YTD	
60	Business cards	-		
61	Assessment cards	40	4 quarters	
62	Minutes, others	50		
63	Annual meeting	100	\$107 paid for 2012	
64	POA	100	none in 2012 YTD	
65	Manual			
66	Welcome	25		
67		<b>790</b>		
68	<b>Dues</b>			
69	CAI	360	based on 2012 billing	
70	Federation			
71	Mason District			
72		<b>360</b>		
73	<b>Education</b>			
74	seminars			
75		-		
76	<b>Grounds Maintenance</b>			
77	standard contract	38,218	new Shenandoah multi-year contract	
78	watering	500		
79	cleaning woods -2X year	-	to be done by volunteers	
80	aeration/overseeding/misc	-	in contract	
81		<b>38,718</b>		
82	<b>Insurance</b>			
83	Increased coverage	-	in # below	
84	Standard coverage	2,700	2012 is \$2,575	
85		<b>2,700</b>		
86	<b>Legal</b>			
87	ARC	1,500		
88	general	2,000		
89	collections	2,500		
90	expected increase			
91		<b>6,000</b>		
92	<b>Lighting</b>			
93	electricity	1,740	based on current 2012 rates	
94		<b>1,740</b>		
95	<b>Maintenance</b>			
96	drainage	-		
97	other	1,000		
98		<b>1,000</b>		
99	<b>Management</b>			
100	investments	-		
101	general			
102		-		
103	<b>Meeting space</b>			
104	School for Contemp	200	regular room is free; per Janet	
105		<b>200</b>		

	A	B	C	D
106	<b>Miscellaneous</b>			
107	bank charges	50		
108	contingency	-		
109		<u>50</u>		
110	<b>Newsletter</b>			
111		250		
112		<u>250</u>		
113	<b>Postage</b>			
114	architectural control	388	regular notices + certified mail	
115	standards	-		
116	PO box rental	144	rate increase for 2012	
117	assessment mailings (4)	349	1 at \$.46 and 4 at \$.33	
118	annual meeting notice	150		
119	other	<u>100</u>		
120		<b>1,131</b>	.02 increase expected	
121	<b>Snow Removal</b>			
122		4,500		
123		<u>4,500</u>		
124	<b>Supplies</b>			
125	office supplies	300		
126	envelopes	150	have only 500 regular envelopes	
127	plastic bags		purchased in 2012 for \$XXXX	
128	annual meeting	50		
129	National Night Out -food	225	based on 2012 cost	
130	National Night Out -prizes	50	based on 2012 cost	
131	HOA software	2,500		
132	Checks/deposit tickets	-	replaced stock in 2012	
133	For deposit only stamp	-	purchased in 2011	
134	Quicken update	<u>300</u>	\$300 for web-based program	
135		<b>3,575</b>		
136	<b>Taxes-Federal</b>			
137	Va taxable income	<b>2,332</b>		
138	Tax exempt interest			
139	Va taxes	<u>(140)</u>		
140	Taxable income	<u>2,192</u>		
141		<b>329</b>		
142	<b>Taxes -Virginia</b>			
143	Invest inc -operating	-		
144	Interest inc -reserves	<b>1,767</b>		
145	Dividend inc -reserves	<b>1,200</b>		
146	Realized gain			
147	Tax prep fees	<u>(635)</u>		
148	Taxable income	<u>2,332</u>		
149		<b>140</b>		
150	<b>Taxes -Other</b>			
151	annual report	25	based on 2012 billing	
152	RE report	<u>200</u>	based on 2012 return	
153		<b>225</b>		
154	<b>Trash</b>			
155	Jan-Jun	22,608	no increase expected for Dec	
156	Jul-Nov	19,782	5% Fairfax County increase	
157	Dec	<u>4,035</u>	assume 2% increase (max is 7%)	
158		<b>46,425</b>		

	A	B	C	D
159	<b>Tree &amp; Shrub</b>			
160	IPM	-		
161	Horticultural oil	-		
162	Fertilizer	-		
163	Removal	7,000	per Janet e-mail	
164	new plantings	<u>1,000</u>		
165		<b>8,000</b>		
166	<b>Website</b>			
167	website	168	\$14 per month -2011 rate	
168	domain name	<u>20</u>		
169		<b>188</b>		