

| | A | B | C | D |
|----|---|----------------|---|---|
| 1 | Leewood Homeowners Association | | | |
| 2 | 2014 Budget | | | |
| 3 | | | | |
| 4 | Assessments | | | |
| 5 | Amount | 225 | \$239.38 maximum per CPI | |
| 6 | Quarters | 4 | | |
| 7 | Units | 195 | | |
| 8 | | <u>175,500</u> | | |
| 9 | | | | |
| 10 | Contribution to Reserves | | | |
| 11 | Amount | 4,350 | | |
| 12 | Months | 12 | | |
| 13 | | <u>52,200</u> | \$ from reserve study | |
| 14 | | 5,000 | additional contribution | |
| 15 | | - | borrow for improvements | |
| 16 | | <u>57,200</u> | | |
| 17 | | | | |
| 18 | Advertising | | | |
| 19 | newsletter | - | | |
| 20 | directory | - | | |
| 21 | | <u>-</u> | | |
| 22 | Invest Inc -Operations | | | |
| 23 | | - | in no-interest business checking | |
| 24 | | <u>-</u> | | |
| 25 | POA Packets | | | |
| 26 | | 200 | 8 sales @ \$25 per package | |
| 27 | | <u>200</u> | | |
| 28 | | | | |
| 29 | Interest income -reserves | | | |
| 30 | CapitalOne CD | 82 | 1 CD maturing Jun 2014 | |
| 31 | CapitalOne CD -reinvest | 73 | may only be able to reinvest \$25,000 | |
| 32 | CapitalOne CD | 78 | 1 CD maturing Oct 2016 | |
| 33 | Schwab Account | | | |
| 34 | Schwab1 | 3 | currently in cash account | |
| 35 | GNMA investment | 25 | due 11/15/17 | |
| 36 | Goldman Sachs Bank CD | 1,125 | 1 CD maturing Feb 2016 | |
| 37 | BMW North America CD -reinvest | 263 | \$35,000 maturing Dec 2013 | |
| 38 | | | | |
| 39 | Current reserve contribution | 3 | | |
| 40 | Current expenditures | (6) | 0.01% | |
| 41 | (57,200 contribution; \$35,000 cash plus part of June 2014 CD maturity) | | | |
| 42 | | <u>1,644</u> | | |
| 43 | | | | |
| 44 | Dividend income -reserves | | | |
| 45 | Vanguard | 1,500 | YTD 6/30/13 annualized | |
| 46 | | <u>1,500</u> | | |
| 47 | | | | |
| 48 | Accounting | | | |
| 49 | | 2,900 | audit per engagement letter for 2013 | |
| 50 | | 350 | tax return per engagement letter for 2013 | |
| 51 | | 50 | mailing files back | |
| 52 | | <u>3,300</u> | | |

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| 53 | | | | |
| 54 | Copying | | | |
| 55 | Standards | - | | |
| 56 | Directory | 125 | paid \$114 in 2010 | |
| 57 | ARC | 50 | \$17 in 2011 YTD | |
| 58 | Business cards | - | | |
| 59 | Assessment cards | 40 | 4 quarters | |
| 60 | Minutes, others | 50 | | |
| 61 | Annual meeting | 100 | \$107 paid for 2012 | |
| 62 | POA | 100 | none in 2012 YTD | |
| 63 | Manual | | | |
| 64 | Welcome | 25 | | |
| 65 | | 490 | | |
| 66 | Dues | | | |
| 67 | CAI | 360 | based on 2012 billing | |
| 68 | Federation | | | |
| 69 | Mason District | | | |
| 70 | | 360 | | |
| 71 | Education | | | |
| 72 | seminars | | | |
| 73 | | - | | |
| 74 | Grounds Maintenance | | | |
| 75 | standard contract | 36,072 | new Prof Grounds contract | |
| 76 | watering | 928 | | |
| 77 | cleaning woods -2X year | - | to be done by volunteers | |
| 78 | aeration/overseeding/misc | - | in contract | |
| 79 | | 37,000 | | |
| 80 | Insurance | | | |
| 81 | Increased coverage | - | | |
| 82 | Standard coverage | 2,850 | 2013 is \$2,701 | |
| 83 | | 2,850 | | |
| 84 | Legal | | | |
| 85 | ARC | 1,500 | | |
| 86 | general | 2,000 | | |
| 87 | collections | 2,500 | | |
| 88 | expected increase | | | |
| 89 | | 6,000 | | |
| 90 | Lighting | | | |
| 91 | electricity -new lights | 1,800 | | |
| 92 | electricity -current lights | 1,800 | based on current 2013 rates | |
| 93 | | 3,600 | | |
| 94 | Maintenance | | | |
| 95 | drainage | - | | |
| 96 | other | 1,000 | | |
| 97 | | 1,000 | | |
| 98 | Management | | | |
| 99 | investments | - | | |
| 100 | general | | | |
| 101 | | - | | |
| 102 | Meeting space | | | |
| 103 | School for Contemp | 200 | donation; regular room is free | |
| 104 | | 200 | | |

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|-----|----------------------------|---------------|----------------------------------|---|
| 105 | Miscellaneous | | | |
| 106 | bank charges | 50 | | |
| 107 | contingency | - | | |
| 108 | | <u>50</u> | | |
| 109 | Newsletter | | | |
| 110 | | 250 | | |
| 111 | | <u>250</u> | | |
| 112 | Postage | | | |
| 113 | architectural control | 396 | regular notices + certified mail | |
| 114 | standards | - | | |
| 115 | PO box rental | 148 | rate based on 2013 | |
| 116 | assessment mailings (4) | 376 | 1 at \$.49 and 4 at \$.36 | |
| 117 | annual meeting notice | 150 | | |
| 118 | other | <u>50</u> | | |
| 119 | | 1,120 | .02 increase expected | |
| 120 | Snow Removal | | | |
| 121 | | 5,000 | | |
| 122 | | <u>5,000</u> | | |
| 123 | Supplies | | | |
| 124 | office supplies | 200 | | |
| 125 | envelopes | | | |
| 126 | plastic bags | | purchased in 2012 for \$XXXX | |
| 127 | annual meeting | 50 | | |
| 128 | National Night Out -food | 225 | based on 2013 cost | |
| 129 | National Night Out -prizes | 50 | based on 2013 cost | |
| 130 | HOA software | - | | |
| 131 | Checks/deposit tickets | - | replaced stock in 2013 | |
| 132 | For deposit only stamp | - | purchased in 2013 | |
| 133 | Quicken update | <u>300</u> | \$300 for web-based program | |
| 134 | | 825 | | |
| 135 | Taxes-Federal | | | |
| 136 | Va taxable income | 2,484 | | |
| 137 | Tax exempt interest | | | |
| 138 | Va taxes | <u>(149)</u> | | |
| 139 | Taxable income | <u>2,335</u> | | |
| 140 | | 350 | | |
| 141 | Taxes -Virginia | | | |
| 142 | Invest inc -operating | - | | |
| 143 | Interest inc -reserves | 1,644 | | |
| 144 | Dividend inc -reserves | 1,500 | | |
| 145 | Realized gain | | | |
| 146 | Tax prep fees | <u>(660)</u> | | |
| 147 | Taxable income | <u>2,484</u> | | |
| 148 | | 149 | | |
| 149 | Taxes -Other | | | |
| 150 | annual report | 25 | based on 2013 billing | |
| 151 | RE report | <u>200</u> | based on 2012 return | |
| 152 | | 225 | | |
| 153 | Trash | | | |
| 154 | Jan-Jun | 23,060 | no increase expected for Dec | |
| 155 | Jul-Nov | 20,177 | 5% Fairfax County increase | |
| 156 | Dec | <u>4,116</u> | assume 2% increase (max is 7%) | |
| 157 | | 47,353 | current contract thru 11/30/14 | |

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| 158 | Tree & Shrub | | | |
| 159 | IPM | - | | |
| 160 | Horticultural oil | - | | |
| 161 | Fertilizer | - | | |
| 162 | Removal | 7,000 | | |
| 163 | new plantings | <u>1,000</u> | | |
| 164 | | 8,000 | Pat suggestion is to go down to \$6,560 | |
| 165 | Website | | | |
| 166 | website | 168 | \$14 per month -2013 rate | |
| 167 | domain name | <u>20</u> | | |
| 168 | | 188 | | |