

	A	B	C	D
1	<b>Leewood Homeowners Association</b>			
2	<b>2009</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	3,850		
12	Months	12		
13		<u>46,200</u>	<b>\$ from reserve study</b>	
14		-	borrow for improvements	
15		<u>46,200</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		250	10 sales @ \$25 per package	
26		<u>250</u>		
27				
28	<b>Interest income -reserves</b>		reinvest rate	3.00%
29	E*Trade CD	614	1 CD maturing May 2009	
30	E*Trade CD -reinvest	527		
31	CapitalOne CD	1,859	1 CD maturing Jun 2010	
32	CapitalOne CD	483	1 CD maturing Oct 2009	
33	CapitalOne CD -reinvest	103		
34	CapitalOne CD	671	1 CD maturing Oct 2010	
35	Schwab1	930	currently in cash account	
36	Schwab CD	1,065	matures 8/26/09; assume reinvest	
37	Schwab CD	838	matures 5/27/09; assum reinvest	
38	GNMA investment	60		
39	Current reserve contributic	430		
40	Current expenditures	(552)	1.86%	
41		<u>7,026</u>		
42		<b>7,026</b>		
43				
44	<b>Dividend income -reserves</b>			
45	Vanguard	1,120	YTD 9/30/08	
46		<u>1,120</u>		
47				
48	<b>Accounting</b>			
49		2,600	per proposal: audit	
50		300	per proposal: tax returns	
51		50	per new proposal: admin fee	
52		<u>2,950</u>		
53				
54	<b>Architectural review</b>			
55		<u>-</u>		
56		-		

	A	B	C	D
57	<b>Copying</b>			
58	Standards	-	per Janet	
59	Directory	-	paid \$332 in 2004	
60			will do next in 2008	
61	ARC	50		
62	Business cards	-		
63	Assessment cards	60	4 quarters	
64	Minutes, others	50		
65	Annual meeting	380		
66	POA	100		
67	Welcome	25		
68		<u>665</u>		
69	<b>Dues</b>			
70	CAI	324	based on 2009 billing	
71	Federation			
72	Mason District			
73		<u>324</u>		
74	<b>Education</b>			
75	seminars			
76		-		
77	<b>Grounds Maintenance</b>			
78	standard contract	37,105	new Shenandoah contract	
79	rehabilitation			
80	watering		2 months	
81	cleaning woods -2X year	-	to be done by volunteers	
82	aeration/overseeding/misc	-		
83		<u>37,105</u>		
84	<b>Insurance</b>			
85	Increased coverage	-	in # below	
86	Standard coverage	2,500	based on 2008	
87		<u>2,500</u>		
88	<b>Legal</b>			
89	ARC	1,000	in conjunction with board hearings	
90	general	1,000		
91	collections	3,000		
92		<u>5,000</u>		
93	<b>Lighting</b>			
94	electricity	1,772	based on current rates	
95		<u>1,772</u>		
96	<b>Maintenance</b>			
97	sealing of fence	-	every 3-5 years; last done 1998	
98	drainage	-		
99	other	1,000		
100		<u>1,000</u>		
101	<b>Management</b>			
102	investments	-		
103	general			
104		-		
105	<b>Meeting space</b>			
106	School for Contemp	100	regular room is free	
107		<u>100</u>		

	A	B	C	D
108	<b>Miscellaneous</b>			
109	bank charges	100		
110	annual mtg door prizes	-	to be donated	
111	Nat Night Out door prizes	-	to be donated	
112	contingency	-		
113		<u>100</u>		
114	<b>Newsletter</b>			
115		-	remove contingency per Janet	
116		-		
117	<b>Postage</b>			
118	architectural control	368	regular notices + certified mail	
119	standards	-		
120	PO box rental	112	rate increase in 2008	
121	assessment mailings (4)	316	1 at \$.42 and 4 at \$.30	
122	annual meeting notice	200		
123	other	100		
124		<u>1,096</u>		
125	<b>Snow Removal</b>			
126		2,500	reduced to highest in prior years	
127		<u>2,500</u>		
128	<b>Supplies</b>			
129	office supplies	300		
130	envelopes	180	\$160-180 for 1,000	
131	annual meeting	50		
132	National Night Out	150		
133	camera	-		
134	Checks/deposit tickets	100		
135	Quicken update	-		
136		<u>780</u>		
137	<b>Taxes-Federal</b>			
138	Va taxable income	7,556		
139	Tax exempt interest			
140	Va taxes	<u>(453)</u>		
141	Taxable income	<u>7,103</u>		
142		<u>2,131</u>		
143	<b>Taxes -Virginia</b>			
144	Invest inc -operating	-		
145	Interest inc -reserves	7,026		
146	Dividend inc -reserves	1,120		
147	Realized gain			
148	Tax prep fees	(590)		
149	Taxable income	<u>7,556</u>		
150		<u>453</u>		
151	<b>Taxes -Other</b>			
152	annual report	25	2008 rate	
153	RE report	25	new law	
154	RE assessment	1,000	new law	
155		<u>1,050</u>		
156	<b>Trash</b>			
157	Jan-Jun	20,888	new contract with ADS	
158	Jul-Nov	18,277	5% Fairfax County increase	
159	Dec	3,729	assume 2% increase (max is 7%)	
160		<u>42,894</u>		

	A	B	C	D
161	<b>Tree &amp; Shrub</b>			
162	IPM	-		
163	Horticultural oil	-		
164	Fertilizer	-	-	
165	Removal	3,000		
166	new plantings			
167		<u>3,000</u>		
168	<b>Website</b>			
169	website	168	\$14 per month -2008 rate	
170	software updates	-		
171		<u>168</u>		