

	A	B	C	D	E	G	I
1	Leewood Homeowners Association						
2	2017 Budget						
3							
4		2017	2016	2016	2015	2014	2013
5		Budget	Projected	Budget	Actual	Actual	Actual
6	<b>Operating</b>						
7	Assessments	183,300	175,500	175,500	175,500	175,500	175,500
8	Contribution to Reserves	(55,400)	(54,300)	(54,300)	(58,200)	(57,200)	(52,200)
9	Int Income -Operations	-	571	-	410		
10	Advertising	-		-	-		
11	Other Income					50	
12	Penalties						
13	POA Packets	200	300	200	325	275	50
14	Subscriptions						
15	<b>Total Income</b>	<b>128,100</b>	<b>122,071</b>	<b>121,400</b>	<b>118,035</b>	<b>118,625</b>	<b>123,350</b>
16							
17	Accounting	3,450	3,425	3,425	3,300	3,250	3,250
18	Bad Debts				(4,442)	545	1,745
19	Copying	3,165	605	1,200	1,020	103	312
20	Dues	450	400	395	345	101	
21	Education	-		-	-		
22	Grounds Maintenance	41,765	36,983	39,924	38,272	36,072	38,218
23	Insurance	3,300	3,212	3,200	3,614	2,758	2,701
24	Legal	6,000	5,441	6,000	1,581	2,683	3,075
25	Lighting	3,125	3,053	3,100	3,078	2,657	1,736
26	Maintenance	500	500	500		14	4,559
27	Management	-		-			
28	Meeting Space	300	250	250	225	200	200
29	Miscellaneous	200	130	500	475	406	79
30	Newsletter	260	81	360	117		
31	Postage	1,163	561	1,155	812	727	678
32	Snow Removal	7,000	7,772	6,500	6,420	3,266	1,643
33	Supplies	2,385	968	954	429	427	478
34	Taxes-Federal	546	4,500	575	490	395	774
35	Taxes -Virginia	232	1,800	245	209	157	165
36	Taxes -Other	135	137	125	118	187	25
37	Trash	54,276	49,692	50,605	47,153	46,120	45,677
38	Tree & Shrub	10,000	5,000	10,000	8,642	5,570	7,135
39	Website	207	207	188	187	187	167
40	<b>Total Expenses</b>	<b>138,459</b>	<b>124,717</b>	<b>129,200</b>	<b>112,045</b>	<b>105,825</b>	<b>112,618</b>
41							
42	<b>Operating Net Income</b>	<b>(10,359)</b>	<b>(2,646)</b>	<b>(7,800)</b>	<b>5,990</b>	<b>12,801</b>	<b>10,732</b>
43							
44	<b>Repair &amp; Replacement Reserves</b>						
45	Contributions	55,400	54,300	54,300	58,200	57,200	52,200
46	Expenditures:						
47	Entrance Signs				(2,372)		
48	Fence		(11,930)	(20,000)	-	(387)	(17,673)
49	Capital Improvements	-		-	-		
50	Reserve study	(2,650)					
51	Roads			(23,000)	(43,324)		
52	Signs				(3,930)		
53	Sidewalks				(9,866)		
54	Lighting						(23,085)
55	Drainage				(9,050)		(8,272)
56	Mailboxes						
57	Curbs	(3,500)			(12,868)		(61)

	A	B	C	D	E	G	I
1	Leewood Homeowners Association						
2	2017 Budget						
3							
4		2017	2016	2016	2015	2014	2013
5		Budget	Projected	Budget	Actual	Actual	Actual
58	Interest Income -Reserves	2,940	1,942	2,764	1,554	1,430	1,512
59	Dividend Income -Reserves	1,625	2,212	2,000	2,183	1,890	1,973
60	Realized Gain (loss)		30,041				
61	Unrealized Gain (Loss)				(816)	11,146	21,868
62	<b>Net Increase (Decrease)</b>	53,815	76,566	16,064	(20,289)	71,279	28,463
63	Balance, beginning of year	491,077	414,511	414,511	434,800	363,521	335,058
64	<b>Balance, end of year</b>	<b>544,891</b>	<b>491,077</b>	<b>430,575</b>	<b>414,511</b>	<b>434,800</b>	<b>363,521</b>
65							

	A	B	C	D	E	G	I
1	Leewood Homeowners Association						
2	2017 Budget						
3							
4		2017	2016	2016	2015	2014	2013
5		Budget	Projected	Budget	Actual	Actual	Actual
66							
67		2017	2016	2016	2015	2014	2013
68		Budget	Projected	Budget	Actual	Actual	Actual
69	<b>Operating reserves</b>						
70	Income (Expenditures)	(10,359)	(2,646)	(7,800)	5,990	12,801	10,732
71	Capital Improvements	incl		incl	incl	incl	incl
72	<b>Net Increase (Decrease)</b>	(10,359)	(2,646)	(7,800)	5,990	12,801	10,732
73	Balance, beginning of year	56,865	59,511	51,672	53,521	40,721	29,989
74	<b>Balance, end of year</b>	46,506	56,865	43,872	59,511	53,521	40,721

	A	B	C	D
1	<b>Leewood Homeowners Association</b>			
2	<b>2017 Budget</b>			
3				
4	<b>Assessments</b>			
5	Amount	235	increase by \$10 towards maximum \$229.48 maximum per current	
6	Quarters	4	amount charged \$256.58 maximum per cumulative	
7	Units	195	CPI	
8		<b>183,300</b>		
9				
10	<b>Contribution to Reserves</b>			
11	Amount	4,617		
12	Months	12		
13		<b>55,400</b>	<b>\$ from reserve study</b>	
14		-	additional contribution	
15		-	borrow for improvements	
16		<b>55,400</b>		
17				
18	<b>Advertising</b>			
19	newsletter	-		
20	directory	-		
21		-		
22	<b>Invest Inc -Operations</b>			
23	Homeowner settlements		none budgeted	
24	Bank accounts	-	in no-interest business checking	
25		-		
26	<b>POA Packets</b>			
27		200	8 sales @ \$25 per package	
28		<b>200</b>		
29				
30	<b>Interest income -reserves</b>			
31	CapitalOne CD	99	1 CD maturing Jun 2018	0.20%
32				
33	<u>Schwab Account</u>			
34	Schwab1	2	current balance plus remaining quarterly contributions	
35	GNMA investment	6	due 11/15/17	
36	Recent CD purchases	440		0.80%
37	Bank of China CD	200	1 CD maturing Apr 2017	0.75%
38	Reinvest CD	427		0.80%
39	Bank of China CD	467	1 CD maturing Jul 2017	0.80%
40	Reinvest CD	333		0.80%
41	Ally Bank CD	234	1 CD maturing Sep 2017	1.25%
42	Reinvest CD	50		0.80%
43	CapitalOne CD	680	1 CD maturing Jan 2018	0.85%
44	Current reserve contribution	3		
45	Current income	0		
46	Current expenditures	(1)		0.01%
47		<b>2,940</b>		
48				

	A	B	C	D
49	<b>Dividend income -reserves</b>			
50	Vanguard	2,150	YTD 6/30/16 annualized	
51	Vanguard	(525)	1/2 sold in 2016	
52		<u>1,625</u>		
53				
54	<b>Accounting</b>			
55	audit	3,050	2015 fee plus \$50 increase for each year	
56	tax return	375	2016 fee plus \$25 increase	
57	mailing files back	25		
58		<u>3,450</u>		
59				
60	<b>Stationary &amp; Printing (Copying)</b>			
61	Standards	1,250	update standards paid \$114 in 2010; online quote for	
62	Directory	575	250 12-pages & card stock cover	
63	ARC	100	\$17 in 2011 YTD; paper donated	
64	Business cards	-		
65	envelopes	300	500 purchased in 2015 & 2016 for \$147	
66	large envelopes	50		
67	Assessment notification	15	\$15.92 for 2015	
68	Assessment payment card	150	one card for all quarters; \$101.65 for 2015	
69	Minutes, others	50	\$16 in 2015 for trash notices	
70	Annual meeting	225	\$213 in 2015 and \$193 in 2016	
71	POA	375	\$351 in 2015 YTD; nothing in 2016	
72	Manual	-	plan for 2018	
73	Welcome	75	\$65 in 2016 YTD	
74		<u>3,165</u>		
75	<b>Dues</b>			
76	CAI	425	based on 2016 billing	
77		25	potential increase	
78	Mason District			
79		<u>450</u>		
80	<b>Education</b>			
81	seminars			
82		<u>-</u>		
83	<b>Grounds Maintenance</b>			
84	standard contract	36,525	new contract 2017-2019	
85	watering	540	\$270 minimum visit	
86	street sweeping	2,200	\$2,200 paid in 2015	
87	cleaning woods	-		
88	soil remediation	2,500		
89	aeration/overseeding/misc	-	some included in contract	
90		<u>41,765</u>		
91	<b>Insurance</b>			
92	Increased coverage	-		
93	Standard coverage	3,300	2016 is \$3,212	
94		<u>3,300</u>		

	A	B	C	D
95	<b>Legal</b>			
96	ARC	1,500	based on 2016 YTD	
97	general	2,000	based on 2016 YTD	
98	collections	2,500	based on 2016 YTD	
99	expected increase			
100		<u>6,000</u>		
101	<b>Lighting</b>			
102	electricity -new & old lights	3,072	based on August bill	
103	potential increase	53		
104		<u>3,125</u>		
105	<b>Maintenance</b>			
106	drainage	-	none expected in 2017	
107	other	500	deductible for insurance claim	
108		<u>500</u>		
109	<b>Management</b>			
110	ARC	-		
111	general			
112		<u>-</u>		
113	<b>Meeting space</b>			
114	School for Contemp	300	donation; regular room is free	
115		<u>300</u>		
116	<b>Miscellaneous</b>			
117	bank charges	50		
118	volunteer gifts	150	\$105.95 YTD for 2016 (one board member expected to leave board)	
119	contingency	-		
120		<u>200</u>		
121	<b>Newsletter</b>			
122	4 newsletters at \$65	260	\$80 YTD for 2016; change to electronic	
123		<u>260</u>		
124	<b>Postage</b>			
125	architectural control	396	regular notices + certified mail	
126	standards	100	offsite owners	
127	POA packets	48	\$5.95 each at 8 packets	
128	PO box rental	165	rate based on 2016	
129	Finance: audit, tax returns, bills	55		
130	annual assessment mailing	200	1 mailing in November with card	
131	assessment F/U and delinquent lette	49	25 per quarter?	
132	annual meeting notice	100	\$94 paid in 2016	
133	other	50		
134	postal increase		included above	
135		<u>1,163</u>		
136	<b>Snow Removal</b>			
137		<u>7,000</u>		
138		<u>7,000</u>		

	A	B	C	D
139	<b>Supplies</b>			
140	office supplies	200		
141	plastic bags	75	\$50 purchased in 2011	
142	annual meeting	50		
143	solar light for entrance bed	100		
144	National Night Out -food	350	\$333 paid in 2016	
145	National Night Out -prizes	125	\$120 paid in 2015	
146	Other neighborhood get-togethers	200	Stephen Greer	
147	Checks/deposit tickets	-	\$157 paid in 2016 for checks	
148	For deposit only stamp	15	purchased in 2013	
149	Virus software		nothng needed for website	
150	HOA software	-		
			Dayna proposal from online demo; entry level verion; unlimited data, users, activity \$250 setup and \$60 per month	
151	ARC software	1,000		
152	QuickBooks subscription	150	current version \$138 paid in 2016 upgrade to next version for other features	
153	QuickenBooks subscription	120		
154		<u>2,385</u>		
155	<b>Taxes-Federal</b>			
156	Va taxable income	<b>3,875</b>		
157	Tax exempt interest			
158	Va taxes	(232)		
159	Taxable income	<u>3,642</u>		
160		<b>546</b>		
161	<b>Taxes -Virginia</b>			
162	Invest inc -operating	-		
163	Interest inc -reserves	<b>2,940</b>		
164	Dividend inc -reserves	<b>1,625</b>		
165	Realized gain			
166	Tax prep fees	(690)		
167	Taxable income	<u>3,875</u>		
168		<b>232</b>		
169	<b>Taxes -Other</b>			
170	annual report	25	based on 2016 billing	
171	RE report	110	based on 2016 return	
172		<u>135</u>		
173	<b>Trash</b>			
174	Jan-Jun	26,431	assumed Dec 2016 increase to max	
175	Jul-Nov	23,127	5% Fairfax County increase assume 2% increase (max is 7%)	
176	Dec	4,718	based on current contract terms	
177		<u>54,276</u>	current contract thru 11/30/17	
178	<b>Tree &amp; Shrub</b>			
179	IPM	-	part of contract	
180	Horticultural oil	-	part of contract	
181	Fertilizer	-	part of contract	
182	Removal	6,000		
183	Removal -Leestone fallen trees			

	A	B	C	D
184	Removal -red bud on Bradwood			
185	New plantings	4,000		
186	New plantings		mailbox beds	
187		<u>10,000</u>		



	A	B	C	D
188	<b>Website</b>			
189	website	167	2016 rate -Hostway	
190	domain name	40	2016 rate -Go Daddy	
191		<u>207</u>		