

	A	B	C	D	E	F	G	H	I	K	M	O
1	Leewood Homeowners Association											
2	2019 Budget											
3												
4		2019	2018	2018	2017	2017	2016	2016	2015	2014	2013	2012
5		Budget	Projected	Budget	Actual	Budget	Actual	Budget	Actual	Actual	Actual	Actual
6												
7	Operating											
8	Assessments	202,800	195,000	195,000	183,300	183,300	175,500	175,500	175,500	175,500	175,500	171,600
9	Contribution to Reserves	(42,300)	(41,500)	(41,500)	(55,400)	(55,400)	(54,300)	(54,300)	(58,200)	(57,200)	(52,200)	(52,200)
10	Int Income -Operations	-	-	-	-	-	571	-	410	-	-	27
11	Advertising	-	-	-	-	-	-	-	-	-	-	-
12	Other Income	-	-	-	-	-	-	-	-	50	-	-
13	Penalties	-	-	-	-	-	-	-	-	-	-	-
14	POA Packets	-	150	300	225	200	300	200	325	275	50	125
15	Subscriptions	-	-	-	-	-	-	-	-	-	-	-
16	Total Income	160,500	153,650	153,800	128,125	128,100	122,071	121,400	118,035	118,625	123,350	119,552
17												
18	Accounting	3,450	3,450	3,450	6,300	3,450	350	3,425	3,300	3,250	3,250	3,125
19	Bad Debts	-	-	-	1,432	-	3	-	(4,442)	545	1,745	2,099
20	Dues	335	370	450	390	450	400	395	345	101	-	360
21	Education	-	-	-	-	-	-	-	-	-	-	-
22	Grounds Maintenance	40,565	36,525	41,765	36,567	41,765	36,974	39,924	38,272	36,072	38,218	38,244
23	Insurance	4,165	4,012	3,400	3,943	3,300	3,212	3,200	3,614	2,758	2,701	2,575
24	Legal	8,500	7,328	6,000	3,297	6,000	6,614	6,000	1,581	2,683	3,075	1,709
25	Lighting	3,150	3,044	3,200	3,077	3,125	3,050	3,100	3,078	2,657	1,736	1,707
26	Maintenance	7,000	7,497	1,000	-	500	500	500	-	14	4,559	1,194
27	Management	18,720	14,040	-	-	-	-	-	-	-	-	-
28	Meeting Space	300	300	300	300	300	250	250	225	200	200	200
29	Miscellaneous	125	435	400	110	200	130	500	475	406	79	254
30	Newsletter	2,053	563	500	443	260	205	360	117	-	-	-
31	Postage	894	559	1,268	1,142	1,163	565	1,155	812	727	678	728
32	Services	1,248	2,375	-	-	-	-	-	-	-	-	-
33	Stationary & Printing	846	1,250	2,750	727	3,165	488	1,200	1,020	103	312	107
34	Supplies	2,240	incl above	3,540	1,027	2,385	910	954	429	427	478	731
35	Snow Removal	7,000	6,113	7,000	3,443	7,000	6,772	6,500	6,420	3,266	1,643	537
36	Taxes-Federal	2,042	1,693	1,209	751	546	4,691	575	433	395	774	350
37	Taxes -Virginia	621	538	514	320	232	1,996	245	184	157	165	149
38	Taxes-Other	203	129	125	124	135	137	125	118	187	25	216
39	Trash	41,366	37,394	36,686	43,770	54,276	49,403	50,605	47,153	46,120	45,677	44,008
40	Tree & Shrub	21,000	17,948	16,000	13,170	10,000	4,173	10,000	8,642	5,570	7,135	9,975
41	Website	187	187	207	167	207	207	188	187	187	167	187
42	Total Expenses	166,010	145,750	129,765	120,498	138,459	121,031	129,200	111,963	105,825	112,618	108,455
43												
44	Operating Net Income	(5,510)	7,900	24,035	7,627	(10,359)	1,040	(7,800)	6,072	12,801	10,732	11,097
45												
46	Repair & Replacement Reserves											
47	Contributions	42,300	41,500	41,500	55,400	55,400	54,300	54,300	58,200	57,200	52,200	52,200
48	Expenditures:											
49	Entrance Signs	-	-	-	-	-	-	-	(2,372)	-	-	-
50	Fence	-	(26,520)	(26,530)	-	-	(11,930)	(20,000)	-	(387)	(17,673)	(430)
51	Capital Improvements	-	-	-	-	-	-	-	-	-	-	-
52	Reserve study	-	-	-	(2,650)	(2,650)	-	-	-	-	-	(2,720)
53	Roads	(54,052)	(63,240)	(63,240)	-	-	-	(23,000)	(43,324)	-	-	-
54	Signs	-	-	-	-	-	-	-	(3,930)	-	-	-
55	Sidewalks	-	(15,813)	(10,000)	-	-	-	-	(9,866)	-	-	-
56	Lighting	-	-	-	-	-	-	-	-	-	(23,085)	-
57	Drainage	(10,000)	(1,017)	-	-	-	-	-	(9,050)	-	(8,272)	-
58	Catch Basins	(10,404)	-	-	-	-	-	-	-	-	-	-
59	Mailboxes	-	-	-	-	-	-	-	-	-	-	-
60	Curbs	-	(4,000)	(4,000)	-	(3,500)	-	-	(12,868)	-	(61)	-
61	Interest Income -Reserves	9,804	9,368	8,133	5,060	2,940	1,886	2,764	1,554	1,430	1,512	1,623
62	Dividend Income -Reserves	1,230	incl above	1,132	1,236	1,625	1,720	2,000	2,183	1,890	1,973	1,484
63	Realized Gain (loss)	-	-	-	(864)	-	30,041	-	-	-	-	-
64	Unrealized Gain (Loss)	-	-	-	12,781	-	(21,677)	-	(816)	11,146	21,868	8,486
65	Net Increase (Decrease)	(21,122)	(59,722)	(53,006)	70,962	53,815	54,340	16,064	(20,289)	71,279	28,463	60,644
66	Balance, beginning of year	480,092	539,814	539,814	468,851	491,077	414,511	414,511	434,800	363,521	335,058	274,414
67	Balance, end of year	458,970	480,092	486,808	539,814	544,892	468,851	430,575	414,511	434,800	363,521	335,058
68	Target per Reserve Study	452,270	468,932	-	511,345	-	-	-	-	-	-	-

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5		Budget	Projected	Budget	Actual	Budget	Actual	Budget	Actual	Actual	Actual	Actual
69												
70		2019	2018	2018	2017	2017	2016	2016	2015	2014	2013	2012
71		Budget	Projected	Budget	Actual	Budget	Actual	Budget	Actual	Actual	Actual	Actual
72												
73	Operating reserves											
74	Income (Expenditures)	(5,510)	7,900	24,035	7,627	(10,359)	1,040	(7,800)	6,072	12,801	10,732	11,097
75	Capital Improvements	incl	incl	incl	incl	incl		incl	incl	incl	incl	incl
76	Net Increase (Decrease)	(5,510)	7,900	24,035	7,627	(10,359)	1,040	(7,800)	6,072	12,801	10,732	11,097
77	Balance, beginning of year	76,160	68,260	68,260	60,633	56,865	59,593	51,672	53,521	40,721	29,989	18,912
78	Balance, end of year	70,650	76,160	92,295	68,260	46,506	60,633	43,872	59,593	53,522	40,721	30,009