

# 2018 OPERATING BUDGET

Vista Lakes Community Assn., Inc.

## INCOME

Income	Base Assessments 1067 Units	\$ 497,222
	Melrose Assessments	\$ 52,846
	Carlisle Assessments	\$ 83,404
	Warwick Assessments	\$ 80,994
	Waverly Assessments	\$ 79,400
	Windsor Assessments	\$ 104,536
	240 Horizon Condos	\$ 50,554
	296 Central Pk Condos	\$ 62,349
	Interest on Delq. Balance	\$ 9,000
	Legal Fees Reimbursement	\$ 4,000
	Pavilion Rental	\$ 750
	Residents Club Rental	\$ 1,500
	Gate Access Cards/Remotes	\$ 3,000
	Late Fee Reimbursement	\$ 10,000
	Fitness Center Access Cards	\$ 2,000
Newsletter Advertising	\$ 4,000	
Operating Bank Interest Income	\$ 1,000	
Miscellaneous Income	\$ 2,000	
<b>TOTAL INCOME</b>	<b>\$ 1,048,555</b>	

## EXPENSES

Management and Administration	Employee Welfare	\$ 1,200
	Audit Fees	\$ 6,000
	Legal Fees Collect / General	\$ 25,000
	Legal Fees Code Enforcement	\$ 4,000
	On-Site (Mgt / Admin) Salaries	\$ 176,000
	On-Site Maintenance Salaries	\$ 55,000
	Temp Maintenance Labor	\$ 4,500
	Bank Charges	\$ 7,000
	Small Office Equipment Purchase	\$ 2,500
	Postage / Mailing (General)	\$ 5,000
	Office Internet Service	\$ 900
	Computer Repair Service	\$ 1,000
	Neighborhood Funds	\$ 3,545
	Insurance GL / Property / Umbrella	\$ 48,000
	Insurance Director / Officer	\$ 7,700
	Office Supplies	\$ 2,500
	Tel / Cells / Fax	\$ 2,400
	Copies/Printing (Staples)	\$ 7,000
	Advertising	\$ 600
	Corporate Annual Report	\$ 62
	Bad Debt Expense	\$ 12,000
	Account/Management Svc Cont	\$ 24,200
	Misc. Management - Postage	\$ 15,000
	Misc Management - Collection Fees	\$ 6,000
	Board Management Education	\$ 300
Miscellaneous	\$ 1,200	
<b>Subtotal Management and Administration</b>	<b>\$ 418,607</b>	

Grounds Maintenance	Contract Mow / Trim / Irrigation Inspection	\$ 43,680
	Contract Grounds Maint Unscheduled	\$ 8,000
	Off Duty Police	\$ 33,500
	Horticulturalist Consulting	\$ 2,400
	General Mulch	\$ 1,000
	Warwick Mulch	\$ 3,000
	Contract Fert / Pest Control	\$ 13,200
	Backflow Test	\$ 350
	Lights / Fences / Signs	\$ 2,500
	Gate Access Remotes/Cards	\$ 2,600
	Golf Cart Maint / Repairs	\$ 1,000
	Gas	\$ 1,500
	Tool / Equipment Replacement	\$ 500
	General Repair - Maintenance	\$ 6,000
	<b>Subtotal Grounds Maintenance</b>	<b>\$ 119,230</b>

Recreation Area	Events	\$ 7,000
	Life Guard / Safety Instruction	\$ 1,000
	Newsletter Print / Postage / Web	\$ 23,100
	Amhurst Playing Field	\$ 500
	Tennis Court Maintenance	\$ 500
	Trash Collection	\$ 2,344
	Residents Club Rental Expense	\$ 750
	Fitness Center Equipment Maintenance	\$ 3,000
	Janitorial Services	\$ 6,500
	<b>Subtotal Recreation Area</b>	<b>\$ 44,694</b>

Pool and Clubhouse	Pool Staff Salaries	\$ 85,000
	Pool Equip Maintenance and Repair	\$ 10,000
	Water Slide Maintenance and Repair	\$ 3,000
	Pool Chem Supplies / Equipment	\$ 27,000
	Pool Permit	\$ 1,200
	Pool Furn Purchase and Maintenance	\$ 5,000
	Pool Signage	\$ 500
	Playgrounds Maintenance Including Parks	\$ 4,000
	Building Repairs	\$ 2,750
	Pool Fencing Repairs	\$ 1,000
	Pool Cleaning	\$ 22,000
	Lighting / Electrical Repairs	\$ 2,000
	Building Exterminating	\$ 2,200
	VL ID Cards	\$ 1,600
	Alarm System Repair	\$ 500
	Alarm Monitoring	\$ 3,000
	Coffee and Kitchen Supplies	\$ 500
	Recreation Miscellaneous	\$ 500
<b>Subtotal Pool &amp; Clubhouse</b>	<b>\$ 171,750</b>	

<b>Capital Maintenance and Repair</b>	<b>\$ 12,674</b>
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Utilities	Electric Outlets in Parks	\$ 500
	Electric Amenity Center Street Lights	\$ 6,100
	Electric Amhurst Park Street Light	\$ 5,800
	Electric Amenity Center	\$ 45,000
	Irrigation System Water	\$ 9,500
<b>Subtotal Utilities</b>	<b>\$ 66,900</b>	

Reserves	Reserve Common Area Maint.	\$ 86,800
	Reserve Melrose Road	\$ 15,100
	Reserve Waverly / Carlisle Road	\$ 49,100
	Reserve Windsor Road	\$ 36,500
	Reserve Warwick Road	\$ 27,200
<b>Subtotal Reserves</b>	<b>\$ 214,700</b>	

**TOTAL EXPENSES \$ 1,048,555**