

# 2017 OPERATING BUDGET

Vista Lakes Community Assn., Inc.

## INCOME

Income	Base Assessments 1067 Units	\$	497,222
	Melrose Assessments	\$	53,667
	Carlisle Assessments	\$	83,045
	Warwick Assessments	\$	80,594
	Waverly Assessments	\$	79,059
	Windsor Assessments	\$	104,036
	240 Horizon Condos	\$	50,554
	296 Central Pk Condos	\$	62,349
	Interest on Delq. Balance	\$	9,000
	Legal Fees Reimbursement	\$	4,000
	Pavilion Rental	\$	2,000
	Residents Club Rental	\$	1,500
	Gate Access Cards/Remotes	\$	2,500
	Late Fee Reimbursement	\$	14,000
	Fitness Center Access Cards	\$	2,000
	Newsletter Advertising	\$	7,000
	Operating Bank Interest Income	\$	1,000
	Miscellaneous Income	\$	500
<b>TOTAL INCOME</b>	<b>\$</b>	<b>1,054,026</b>	

## EXPENSES

Management and Administration	Employee Welfare	\$	1,200
	Audit Fees	\$	6,000
	Legal Fees Collect / General	\$	15,000
	Legal Fees Code Enforcement	\$	2,500
	On-Site (Mgt / Admin) Salaries	\$	158,000
	On-Site Maintenance Salaries	\$	87,000
	Bank Charges	\$	8,700
	Small Office Equipment Purchase	\$	1,000
	Capital Equipment Expenses	\$	1,500
	Postage / Mailing (General)	\$	2,000
	Office Internet Service	\$	900
	Computer Repair Service	\$	500
	Neighborhood Funds	\$	3,545
	Insurance GL / Property / Umbrella	\$	48,000
	Insurance Director / Officer	\$	7,700
	Office Supplies	\$	2,500
	Tel / Cells / Fax	\$	7,000
	Copies/Printing (Staples)	\$	4,000
	Advertising	\$	600
	Corporate Annual Report	\$	62
	Bad Debt Expense	\$	12,000
	Account/Management Svc Cont	\$	22,000
	Misc. Management - Postage	\$	18,000
	Misc Management - Collection Fees	\$	8,000
	Board Management Education	\$	300
	Storage of Records	\$	2,900
	Miscellaneous	\$	1,200
	<b>Subtotal Management and Administration</b>	<b>\$</b>	<b>422,107</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	\$	3,500
Gate Access Remotes/Cards	\$	2,500
Golf Cart Maint / Repairs	\$	8,000
Tool / Equipment Replacement	\$	1,300
General Repair - Maintenance	\$	11,000
Miscellaneous	\$	1,000
<b>Subtotal Grounds Maintenance</b>	<b>\$</b>	<b>132,430</b>

## Recreation Area

Events	\$	7,000
Life Guard / Safety Instruction	\$	1,000
Newsletter Print / Postage / Web	\$	23,100
Amhurst Playing Field	\$	2,000
Tennis Court Maintenance	\$	2,500
Trash Collection	\$	2,344
Residents Club Rental Expense	\$	750
Fitness Center Equipment Maintenance	\$	3,000
Janitorial Services	\$	6,120
<b>Subtotal Recreation Area</b>	<b>\$</b>	<b>47,814</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	\$	7,000
Pool Signage	\$	1,000
Playgrounds Maintenance Including Parks	\$	4,000
Building Repairs	\$	2,750
Pool Fencing Repairs	\$	1,000
Lighting / Electrical Repairs	\$	2,000
Building Exterminating	\$	2,200
VL ID Cards	\$	1,500
Alarm System Repair	\$	500
Alarm Monitoring	\$	3,000
Coffee and Kitchen Supplies	\$	500
Recreation Miscellaneous	\$	500
<b>Subtotal Pool &amp; Clubhouse</b>	<b>\$</b>	<b>152,150</b>

**Capital Maintenance and Repair** \$ 20,004

## 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>\$</b>	<b>66,900</b>

## Reserves

Reserve Common Area Maint.	\$	85,500
Reserve Melrose Road	\$	14,900
Reserve Waverly / Carlisle Road	\$	48,400
Reserve Windsor Road	\$	36,000
Reserve Warwick Road	\$	26,800
Reserve - Melrose Operating Expense Overrun	\$	1,021
<b>Subtotal Reserves</b>	<b>\$</b>	<b>212,621</b>

**TOTAL EXPENSES** \$ 1,054,026