

## 2013 OPERATING BUDGET

Vista Lakes Community Assn., Inc.

### INCOME

Income	1056 Units at \$466)	\$	492,096.00
	11 Builder Assessments - Avon	\$	2,563.00
	Melrose Assessments	\$	69,346.00
	Carlisle Assessments	\$	111,127.60
	Warwick Assessments	\$	96,494.00
	Waverly Assessments	\$	105,843.07
	Windsor Assessments	\$	131,069.33
	240 Horizon Condos @ \$210.64	\$	50,553.60
	296 Central Pk Condos @ \$210.64	\$	62,349.44
	Interest on Delq Balance	\$	17,500.00
	Community Events Income	\$	300.00
	Pavilion Rental - CD	\$	1,500.00
	Gate Access Cards/Remotes	\$	2,500.00
	Newsletter Advertising	\$	7,000.00
	Interest on Operating Acct	\$	200.00
Interest on Operating Mmkt	\$	2,000.00	
Miscellaneous Income	\$	100.00	
<b>TOTAL INCOME</b>	<b>\$</b>	<b>1,152,542.04</b>	

### 2013 Assessments

Neighborhood	Annual	Quarterly
Amhurst	\$466.00	\$116.50
Avon	\$466.00	\$116.50
Carlisle	\$889.02	\$222.26
Central Park	\$210.64	\$52.66
Champlain	\$466.00	\$116.50
Colonie	\$466.00	\$116.50
Gentry Park	\$466.00	\$116.50
Horizons	\$210.64	\$52.66
Melrose	\$856.12	\$214.03
Newport	\$466.00	\$116.50
Pembroke	\$466.00	\$116.50
Warwick	\$885.27	\$221.32
Waverly	\$889.44	\$222.36
Windsor	\$897.74	\$224.44
Avon Builder Rate	\$233.00	\$58.25

## EXPENSES

Management and Administrative	Leland Management Fee	\$	78,000.00
	Leland Office Supplies	\$	-
	Leland Copying & Printing	\$	13,000.00
	On-Site Mgt/Maint Salaries	\$	134,000.00
	Employee Welfare	\$	2,500.00
	Audit Fees	\$	5,500.00
	Legal Fees Collect/General	\$	25,000.00
	Legal Fees Code Enforcement	\$	5,000.00
	Legal Fees Pine Castle	\$	-
	Bank Charges	\$	8,700.00
	Small Ofc Equip Purchase	\$	500.00
	Capital Equipment Expenses	\$	1,500.00
	Leland Postage / Mailing	\$	7,500.00
	Office Internet Service	\$	1,800.00
	Computer Repair Service	\$	500.00
	Neighborhood Funds	\$	-
	Insurance GL/Property/Umbrella	\$	34,148.00
	Insurance Director/Officer	\$	1,912.00
	Office Supplies/Postage	\$	2,200.00
	Tel / Cells / Fax	\$	7,000.00
	Copies/Printing	\$	2,500.00
	Advertising	\$	600.00
	Federal Income Taxes	\$	2,000.00
	Corporate Annual Report	\$	62.00
	Bad Debt Expense	\$	25,000.00
	Meeting Space Rental	\$	500.00
	Board Mgmt Education	\$	1,000.00
	National Night Out	\$	-
Leland Storage of Records	\$	2,000.00	
Miscellaneous	\$	1,000.00	
<b>Subtotal Mgmt/Admin</b>	<b>\$</b>	<b>363,422.00</b>	

Grounds Maintenance	Cntrt Mow/Trim/Irrigation Inspection	\$	40,000.00
	Cntrt Grounds Maint Abandoned	\$	500.00
	Cntrt Grounds Maint Unscheduled	\$	2,500.00
	Off Duty Police	\$	40,000.00
	Agronomist Consulting	\$	4,200.00
	Cntrt Mulch	\$	-
	Warwick Mulch	\$	3,000.00
	Cntrt Fert/Pest Control	\$	14,000.00
	Cntrt Irrigation Repair/Maint	\$	3,400.00
	Lights / Fences / Signs	\$	1,000.00
	Wildlife Remvl/Pest Cntrl	\$	200.00
	Gate Access Remotes/Cards	\$	3,000.00
	Golf Cart Maint / Repairs	\$	2,000.00
	Equipment Replacement	\$	3,000.00
	General Rpr-Maintenance	\$	10,000.00
	Miscellaneous	\$	750.00
	<b>Subtotal Gnd Maint</b>	<b>\$</b>	<b>127,550.00</b>

Gate Maint	Melrose	\$	1,600.00
	Warwick	\$	1,600.00
	Carlisle/Windsor/Waverly	\$	2,500.00
	Entry Gate Repair/Maint	\$	600.00
	<b>Subtotal Gate Maintenance</b>	<b>\$</b>	<b>6,300.00</b>

## EXPENSES

Recreation Area	Events	\$	7,000.00
	Fitness Center Equipment	\$	40,000.00
	Life Guard/Safety Instruct	\$	1,500.00
	Recreation Office Supplies	\$	500.00
	Newsletter Print/Postage/Web	\$	21,800.00
	Amhurst Playing Field	\$	500.00
	Tennis Court Maintenance	\$	500.00
	Trash Collection	\$	2,000.00
	<b>Subtotal Recreation Area</b>	<b>\$</b>	<b>73,800.00</b>

Pool and Clubhouse	Pool Staff Salaries	\$	94,200.00
	Pool Maint Contract	\$	21,880.00
	Pool Equip Maint/Repair	\$	10,000.00
	Water Slide Maint-Repair	\$	2,000.00
	Pool Chem Supplies/Equip	\$	27,000.00
	Pool Permit	\$	800.00
	Pool Furn Purchase/Maint	\$	4,000.00
	Pool Signage	\$	2,000.00
	Playgrounds Incl Parks	\$	11,000.00
	Bath House Supplies	\$	250.00
	Building Repairs	\$	1,000.00
	Pool Fencing Repairs	\$	2,000.00
	Lighting / Electrical Repairs	\$	2,000.00
	Building Exterminating	\$	2,200.00
	VL ID Cards	\$	250.00
	Alarm Monitoring	\$	1,700.00
	Coffee & Kitchen Supplies	\$	500.00
	Recreation Miscellaneous	\$	1,200.00
	<b>Subtotal Pool &amp; Clubhouse</b>	<b>\$</b>	<b>183,980.00</b>

Utilities	Electric Outlet in Parks	\$	400.00
	Electric Amenity Center Street Lights	\$	6,000.00
	Electric Amhurst Pk Street Light	\$	5,500.00
	Electric Amenity Center	\$	44,000.00
	Irrigation System Water	\$	6,000.00
	Irrigation System Electric	\$	700.00
<b>Subtotal Utilities</b>	<b>\$</b>	<b>62,600.00</b>	

Reserves	Reserve Common Area Maint	\$	80,500.00
	Operating Contingency	\$	20,090.04
	Reserve Melrose Road	\$	30,000.00
	Reserve Waverly / Carlisle Road	\$	101,200.00
	Reserve Windsor Road	\$	62,000.00
Reserve Warwick Road	\$	41,100.00	
<b>Subtotal Reserves</b>	<b>\$</b>	<b>334,890.04</b>	

**TOTAL EXPENSES \$ 1,152,542.04**

**VLCA 2013 CAPITAL BUDGET**

Vista Lakes Community Association

**Funding Sources**

	2012	Actual	2013	2014	2015	2016
Common Reserves	\$ 61,477	\$2,445	\$ 174,453	\$ -	\$ -	\$ 156,808
Common Reserves Transferred to 2013			\$ 59,032			
Waverly/Carlisle Road Reserves	\$ 8,650	\$ 8,650	\$ 153,509			
Waverly/Carlisle Road Reserves Transferred to 2013			\$ 0.00			
Melrose Road Reserves			\$ 41,178			
Melrose Road Reserves Transferred to 2013			\$ 0.00			
Windsor Road Reserves	\$ 78,875	\$ 194				
Windsor Road Reserves Transferred to 2013			\$ 78,681			
Warwick Road Reserves	\$ 56,988	\$ 51				
Warwick Road Reserves Transferred to 2013			\$ 56,937			
Settlement (Turnover) Funds for Renovations	\$ 50,000	\$ 44,731				
Settlement (Turnover) Funds for Renovations Transferred to 2013			\$ 5,269			
Settlement (Turnover) Funds for Underdrains Transferred to 2014				\$ 151,714		
Operating Contingency Reserves	\$ 163,000	\$ 1,100				
Operating Contingency Reserves Transferred to 2013			\$ 161,900			
Operating Accounts (cash)	\$ 203,000	\$ 44,500	\$ 50,000			
Operating Accounts (cash) Transferred to 2013			\$ 158,500			
<b>Total Funding Sources</b>	<b>\$ 613,340</b>	<b>\$ 101,670</b>	<b>\$ 939,459</b>	<b>\$ 151,714</b>	<b>\$ -</b>	<b>\$ 156,808</b>

**Projects/Expenses**

**Reserve Study**

**Property Site Elements**

Asphalt Pavement, Crack Repair, Patch & Seal Coat	\$ 5,080	\$0.00	\$ 5,080			
Asphalt Pavement, Repaving, Mill and Overlay						
Asphalt Pavement, Repaving, Total Replacement						
Basketball Courts Concrete, Partial Replacement						
Brick Mailbox Structures, Inspection and Partial Masonry Tuck Pointing	\$ 5,191	\$0.00	\$ 5,191			
Concrete Sidewalks, Partial Replacements	\$ 4,819	\$0.00	\$ 4,819			
Fences, Chain Link at Amhurst Park						
Gazebos						
Irrigation System, Complete Replacement	\$ 7,428	\$0.00	\$ 7,428			
Irrigation System, Controllers						
Pavers						
Playgrounds, Equipment (Approved for 2012 playground surface)						\$ 93,470
Pond, Aerator			\$ 5,305			
Pond, Bulkhead						
Tennis Courts, Color Coat	\$ 10,141	\$0.00	\$ 10,141			
Tennis Courts, Fence						
Tennis Courts, Light Poles and Fixtures						
Tennis Courts, Surface Replacements						
Wood Decks & Docks (Includes Piles)						\$ 44,890
<b>Subtotal</b>	<b>\$ 32,659</b>	<b>\$ -</b>	<b>\$ 37,964</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 138,360</b>

**Reserve Study**

**Clubhouse Elements**

Building Services Equipment, HVAC Total Replacements						\$ 18,448
Building Services Equipment, Fire Alarm & Detection System						
Interior Renovations, Complete						
Interior Renovations, Partial (To be added to \$371,500)	\$ 28,818	\$0.00	\$ 28,818			
Roof Assembles, Total Replacements						
Walls & Soffits, Exteriors, Paint Finishes and Capital Repairs			\$ 27,012			
<b>Subtotal</b>	<b>\$ 28,818</b>	<b>\$ -</b>	<b>\$ 55,830</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 18,448</b>

**Reserve Study**

**Pool Elements**

Fence, Metal						
Light Fixtures						
Mechanical Equipment			\$ 33,765			
Pavers						
Plaster Finish Replacement and Tite Repair	\$ 2,445	\$ 2,445	\$ 105,926			

		Water Slide							
			<b>Subtotal</b>	\$ -	\$ 2,445	\$ 139,691	\$ -	\$ -	\$ -
<b>Reserve Study</b>	<b>Waverly/Carlisle</b>	Asphalt Pavement, Crack Repair, Patch & Seal Coat				\$ 31,991			
		Asphalt Pavement, Repaving, Mill and Overlay							
		Asphalt Pavement, Repaving, Total Replacement							
		Concrete Driveway Aprons, Partial Replacements				\$ 21,227			
		Concrete Curbs and Gutters, Partial Replacements				\$ 37,517			
		Concrete Sidewalks, Partial Replacements		\$ 8,650		\$ 62,774			
		Curb Sidewalks, Partial Replacements							
		Curb Inlets, Capital Repairs							
		Pavers							
			<b>Subtotal</b>	\$ -	\$ 8,650	\$ 153,509	\$ -	\$ -	\$ -
<b>Settlement Funds</b>		Underdrains for Vista Park Blvd in Carlisle				\$ 151,714			
<b>Reserve Study</b>	<b>Melrose</b>	Asphalt Pavement, Crack Repair, Patch & Seal Coat				\$ 7,137.0			
		Asphalt Pavement, Repaving, Mill and Overlay							
		Asphalt Pavement, Repaving, Total Replacement							
		Concrete Driveway Aprons, Partial Replacements				\$ 7,060.0			
		Concrete Curbs and Gutters, Partial Replacements				\$ 10,494.0			
		Concrete Sidewalks, partial Replacements				\$ 16,487.0			
		Curb Sidewalks, Partial Replacements							
		Curb Inlets, Capital Repairs							
		Pavers							
			<b>Subtotal</b>	\$ -	\$ -	\$ 41,178	\$ -	\$ -	\$ -
<b>Reserve Study</b>	<b>Windsor</b>	Asphalt Pavement, Crack Repair, Patch & Seal Coat	\$ 12,299	\$ 0.00	\$ 12,299				
		Asphalt Pavement, Repaving, Mill and Overlay							
		Asphalt Pavement, Repaving, Total Replacement							
		Concrete Driveway Aprons, Partial Replacements	\$ 10,134	\$ 0.00	\$ 10,134				
		Concrete Curbs and Gutters, Partial Replacements	\$ 23,850	\$ 0.00	\$ 23,850				
		Concrete Sidewalks, Partial Replacements	\$ 32,592	\$ 194	\$ 32,398				
		Curb Sidewalks, Partial Replacements							
		Curb Inlets, Capital Repairs							
		Pavers							
			<b>Subtotal</b>	\$ 78,875	\$ 194	\$ 78,681	\$ -	\$ -	\$ -
	<b>Warwick</b>	Asphalt Pavement, Crack Repair, Patch & Seal Coat	\$ 9,151	\$ 0.00	\$ 9,151				
		Asphalt Pavement, Repaving, Mill and Overlay							
		Asphalt Pavement, Repaving, Total Replacement							
		Concrete Driveway Aprons, Partial Replacements	\$ 7,577	\$ 0.00	\$ 7,577				
		Concrete Curbs and Gutters, Partial Replacements	\$ 17,574	\$ 0.00	\$ 17,574				
		Concrete Sidewalks, partial Replacements	\$ 22,686	\$ 51	\$ 22,635				
		Curb Sidewalks, Partial Replacements							
		Curb Inlets, Capital Repairs							
		Pavers							
			<b>Subtotal</b>	\$ 56,988	\$ 51	\$ 56,937	\$ -	\$ -	\$ -
	<b>Amenities Requests</b>	Parks Landscaping Upgrade	\$ 17,000	\$ 18,781					
		Parks Equipment	\$ 9,000	\$ 9,000					
		Pool Area Sunshades & Chairs	\$ 10,000	\$ 10,000					
		Trash Containers	\$ 8,500	\$ 6,719					
			<b>Subtotal</b>	\$ 44,500	\$ 44,500	\$ -	\$ -	\$ -	\$ -
<b>New</b>		Residents Club Renovations (\$346,851 plus \$28,818 = \$375,669)	\$ 371,500	\$ 44,731	\$ 375,669				
		<b>Total Projects/Expenses</b>	\$ 613,340	\$ 100,571	\$ 939,459	\$ 151,714	\$ -	\$ 156,808	