

VISTA LAKES COMMUNITY ASSOCIATION, INC.
Approved Budget
Year Ending December 31, 2010

INCOME

2183 Total Units	1627 Units at Base Rate of \$466 Annually	758,182.00
	10 Builder Assessments - Warwick - \$ 412.92	4,129.17
	10 Builder Assessments - Avon - \$233.10	2,331.00
	240 Horizon Condominium - \$210.64	50,553.60
	296 Central Park Condominium - \$210.64	62,349.44
Gated Homes *Also Pays Base Assmt \$466 Annually	81 Melrose Road Reserves - \$339.52	27,500.00
	244 Waverly/Carlisle Road Reserves - \$379.52	92,600.00
	146 Windsor Road Reserves - \$388.36	56,700.00
	109 Warwick Road Reserves - \$344.96	37,600.00
Other Income	Interest on Delq Balance	16,000.00
	Park/Pavilion Rental	1,500.00
	Newsletter Advertising	7,000.00
	Interest on Operating Accounts	100.00
	Interest on Operating Mmkt	2,500.00
	Total Income:	<u><u>\$ 1,119,045.21</u></u>

EXPENSES

Management & Administration	
Management Fees - Leland	78,000.00
On-Site Employee Salaries	102,000.00
Employee Welfare	2,000.00
Audit Fees	4,300.00
Legal Fees	15,000.00
Legal Fees - Code Enforcement	5,000.00
Legal Fees - Pine Castle	10,000.00
Bank Charges	8,000.00
Office Equipment Expense	250.00
Capital Equipment Expenses	1,000.00
Postage / Mailing Supplies - Leland	11,000.00
Office Internet Service	1,800.00
Insurance-Liability / Property / Umbrella	31,000.00
Insurance-Director / Officer	1,550.00

<p style="text-align: center;">VISTA LAKES COMMUNITY ASSOCIATION, INC. Approved Budget Year Ending December 31, 2010</p>

Total Without Reserves	\$ 796,407.25
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Reserve Expenses

Common Area Maint	73,700.00
Operating Contingency	34,537.96
Melrose Road Reserves	27,500.00
Waverly / Carlisle Road Reserves	92,600.00
Windsor Road Reserves	56,700.00
Warwick Road Reserves	37,600.00

Total Reserve Expenses:	322,637.96
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TOTAL EXPENSES:	<u><u>\$ 1,119,045.21</u></u>
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