

2012 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 (note 1)	\$ 67,773.00
	Carlisle Assessments (note 1)	\$ 108,784.61
	Warwick Assessments (note 2)	\$ 94,705.00
	Waverly Assessments (note 1)	\$ 103,571.39
	Windsor Assessments (note 1)	\$ 128,412.00
	240 Horizon Condos \$210.64)	\$ 50,553.60
	296 Central Pk Condos @\$210.64	\$ 62,349.44
	Interest on Delq Balance	\$ 30,000.00
	Pavilion Rental - CD	\$ 1,500.00
	Gate Access Cards/Remotes	\$ 3,000.00
	Newsletter Advertising	\$ 7,000.00
	Interest on Operating Acct	\$ 300.00
	Interest on Operating Mmkt	\$ 2,500.00
TOTAL INCOME	\$ 1,155,108.04	

EXPENSES

Management and Administrative

Leland Management Fee	\$ 78,000.00
Leland Office Supplies	\$ 1,500.00
Leland Copying & Printing	\$ 13,000.00
On-Site Mgt/Maint Salaries	\$ 134,000.00
Employee Welfare	\$ 2,500.00
Audit Fees	\$ 7,000.00
Legal Fees Collect/General	\$ 25,000.00
Legal Fees Code Enforcement	\$ 10,000.00
Legal Fees Pine Castle	\$ 5,000.00
Bank Charges	\$ 8,000.00
Small Ofc Equip Purchase	\$ 1,000.00
Capital Equipment Expenses	\$ 7,500.00
Leland Postage / Mailing	\$ 6,200.00
Office Internet Service	\$ 1,800.00
Computer Repair Service	\$ 500.00
Neighborhood Funds	\$ 15,281.00
Insurance GL/Property/Umbrella	\$ 34,100.00
Insurance Director/Officer	\$ 1,750.00
Office Supplies/Postage	\$ 2,200.00
Tel / Cells / Fax	\$ 6,550.00
Copies/Printing	\$ 2,500.00
Advertising	\$ 600.00
Federal Income Taxes	\$ 2,500.00
Bad Debt Expense	\$ 27,000.00
Meeting Space Rental	\$ 500.00
Board Mgmnt Education	\$ 1,000.00
National Night Out	\$ 1,500.00
Leland Storage of Records	\$ 1,200.00
Miscellaneous	\$ 750.00
Subtotal Mgmnt/Admin	\$ 398,431.00

Grounds Maintenance

Cntrt Mow/Trim/Irrigation Inspection	\$	40,000.00
Cntrt Grounds Maint Abandoned	\$	9,500.00
Cntrt Grounds Maint Unscheduled	\$	3,000.00
Off Duty Police	\$	40,000.00
Agronomist Consulting	\$	4,200.00
Cntrt Mulch	\$	2,000.00
Warwick Mulch	\$	2,720.00
Cntrt Fert/Pest Control	\$	16,000.00
Cntrt Irrigation Repair/Maint	\$	3,500.00
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	\$	8,500.00
Miscellaneous	\$	750.00
		<hr/>
Subtotal Gnd Maint	\$	139,370.00

Gate Maint

Melrose	\$	1,600.00
Warwick	\$	1,600.00
Carlisle/Windsor/Waverly	\$	4,800.00
		<hr/>
Subtotal Gate Maintenance	\$	8,000.00

Recreation Area

Events	\$	7,000.00
Life Guard/Safety Instruct	\$	1,500.00
Newsletter Print/Postage/Web	\$	21,800.00
Amhurst Playing Field	\$	400.00
Tennis Court Maintenance	\$	400.00
Trash Collection	\$	2,000.00
		<hr/>
Subtotal Recreation Area	\$	33,100.00

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
Building Repairs	\$	1,000.00
Pool Fencing Repairs	\$	2,500.00
Lighting / Electrical Repairs	\$	1,000.00
Building Exterminating	\$	2,200.00
VL ID Cards	\$	250.00
Alarm Monitoring	\$	1,600.00
Coffee & Kitchen Supplies	\$	500.00
Recreation Miscellaneous	\$	1,200.00
Subtotal Pool & Clubhouse	\$	183,130.00

Utilities

Electric Outlet in Parks	\$	400.00
Electric Amenity Center Street Lights	\$	6,000.00
Electric Amhurst Pk Street Light	\$	6,700.00
Electric Amenity Center	\$	46,000.00
Irrigation System Water	\$	7,000.00
Irrigation System Electric	\$	700.00
Subtotal Utilities	\$	66,800.00

Reserves

Reserve Common Area Maint	\$	78,200.00
Operating Contingency	\$	20,577.04
Reserve Melrose Road	\$	29,100.00
Reserve Waverly / Carlisle Road	\$	98,300.00
Reserve Windsor Road	\$	60,200.00
Reserve Warwick Road	\$	39,900.00
Subtotal Reserves	\$	326,277.04

TOTAL EXPENSES \$ 1,155,108.04

Note 1 - Base rate of \$466 plus Road Reserves plus gate maint fee
minus gate maint fee balance

Note 2 - Base rate of \$466 plus Road Reserves plus gate maint fee
minus gate maint fee balance plus fee for mulch