Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

2010 BUDGET

Dear Fellow Unit Owners:

We cordially invite you to attend the general meeting of unit owners that will be held in Willow Hall at 2:00pm on Wednesday, July 22, 2009. At the meeting, we will present the budget for next year and have a period of informal discussion in which you will have the opportunity to comment and ask questions about the budget. A live broadcast will be shown on Channel 12. The meeting will also be taped and played at a later time. Please watch the creeper for times and dates.

The proposed total fiscal year end budget reflects a $6.00 increase per unit per month. This increase is necessary to maintain the level of services and protect the common elements of our community and is being applied to the budget as follows:

Reserve Fund Budget Increase	$ 2.62
Operating Fund Budget Increase	3.38
Total Increase Per Unit Per Month	$ 6.00

Notable changes to the budget this year:

- Roof funding was increased by $60,000 to keep the fund solvent for each of the next 10 years, as mandated by the Reserve Funds Policy of LVWA.
- Administrative fee income was decreased by $22,000 due to fewer homes sales anticipated during the next fiscal year.
- Fuel – machinery & equipment was decreased by $12,400 due to a decrease in market prices.
- Total insurance expense was decreased by $31,000 due to stabilization of the insurance market during the next fiscal year.

If you have not already signed up for automatic payment of your maintenance fees, your new monthly payment book will be mailed to you. If you prefer to mail in your payment, please mail it to the Association office at 959 Buckingham Drive, Manchester, NJ 08759. The first payment for the new fiscal year is due October 1, 2009. If any resident would like to pay his/her maintenance in full for the fiscal year, he/she will receive a 2% refund.

LVWA also offers an automatic payment plan for the payment of your monthly maintenance fees. **If you have not signed up already, attached you will find an "Authorization Agreement for Preauthorized Payments." Simply fill out the form, attach a voided check and deliver both to the Association office, either by mail or in person, and we will withdraw your maintenance fees directly from your bank account at any bank on a monthly basis.**

Sincerely,

Gertrude Kern, President
Board of Trustees

Salvatore Tozzi, Treasurer
Board of Trustees

959 BUCKINGHAM DRIVE, MANCHESTER, NEW JERSEY 08759

2010 BUDGET

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Notes on Fund Groups, Tables and Exhibits

Fund Groups

To understand our budget reports and accounting statements, you have to think in terms of fund groups. In accordance with generally accepted accounting practices, we classify all of our financial transactions into fund groups, and use fund groups in our financial reports. This enables us to control the expenditure of funds in conformance with legal requirements and the requirements of our bylaws. All of our financial transactions are classified into one of the following four fund groups.

1. **Operating Fund**. This fund group represents the portion of expendable funds available for the general operation of the association.
2. **Property Fund.** This fund group represents all the activities associated with the purchase, depreciation, replacement and sale of the Association's tangible assets.
3. **Deferred Maintenance Fund**. The purpose of this fund group is to accumulate sufficient amounts so as to allow the Association to have the necessary resources to perform maintenance services that occur less frequently than annually (for example, painting dwelling unit siding).
4. **Capital Replacement Fund**. The purpose of this fund group is to accumulate funds over the lives of capital assets that are part of the common elements so that when their replacement is required, sufficient amounts are available to pay for their replacement (for example, roads and roofing on dwellings).

Table 1. Maintenance Fee Income and Use – by Fund Group

In Table 1 we show how much we expect to collect from monthly maintenance fees for the entire year, and the portion earmarked for each fund group.

Table 2. Condensed Operating Budget

We use most of the income from monthly fees for the general operation of the Association. In Table 2 we show a condensed version of the operation budget. Note that the total operating revenues consist of (1) the portion of total maintenance fees earmarked for the operating fund group, (2) other operating income such as income from transfer fees, reimbursement for snow removal and street lighting from Manchester Township and rental income, and (3) deferred revenue from prior years. Deferred income from prior years is the operating fund group surplus from the prior year; that is, the excess of total operating revenues minus total operating expenses.

Exhibit I – Monthly Maintenance Fees by Model Type

Here we show the monthly maintenance fees by model type and number of occupants.

Exhibit II – Operating Revenues and Expense Summary

Here we expand the summarized operating revenues and expenses shown in the Condensed Operating Budget, Table 2. We show the general ledger accounts included within the categories summarized in the Condensed Operating Budget (GL# and Description). For each account we show the amount budgeted in the current fiscal year (Current Budget), our present view of the actual amounts we project for the end of the current year (Annualized) and the amount in the budget for the upcoming year (Proposed Budget).

Leisure Village West Association

Budget For Year Ending September 30, 2010

Table 1. Maintenance Fee Income and Use - By Fund Group

(adjusted for rounding differences)

Allocated to the…	*2009 Budget* Dollars	*2010 Budget* Dollars	*2010 Budget* % of Total	*2010 Increase (Decrease)* Dollars	*2010 Increase (Decrease)* $s Per Unit Per Month*
Operating Fund	5,962,745	6,071,979	86.0%	$ 109,234	$ 3.38
Replacement Fund	618,833	703,423	10.0%	$ 84,590	2.62
Property Fund	127,000	127,000	1.8%	$ -	-
Deferred Maintenance Fund (Siding Painting)	160,000	160,000	2.2%	$ -	-
Capital Improvement Fund	-	-	0.0%	-	-
Total Income From Maintenance Fees	$ 6,868,578	$ 7,062,402	100.0%	$ 193,824	$ 6.00

Table 2. Condensed Operating Budget (Operating Fund Group)

(adjusted for rounding differences)

	2009 Budget Dollars	*2010 Budget* Dollars	*2010 Budget* % of Total	*2010 Increase (Decrease)* Dollars	*2010 Increase (Decrease)* $s Per Unit Per Month*
Operating Revenues					
Maintenance Fees	$ 5,962,745	$ 6,071,979	91.6%	$ 109,234	$ 3.38
Interest Income - Reserves	-	168,800	2.6%	$ 168,800	5.23
Other Operating Income	377,900	344,700	5.2%	$ (33,200)	(1.03)
Deferred Revenue From Prior Years	74,497	42,363	0.6%	$ (32,134)	(0.99)
Total Operating Revenues	$ 6,415,142	$ 6,627,842	100.0%	$ 212,700	$ 6.59
Operating Expenses					
Payroll					
Grounds Payroll	$ 851,100	$ 825,300	12.5%	$ (25,800)	$ (0.80)
Golf Course Payroll	62,700	63,900	1.0%	$ 1,200	0.04
Administrative Payroll	464,200	480,200	7.2%	$ 16,000	0.50
Clerical Payroll	259,400	266,900	4.0%	$ 7,500	0.23
Building Maintenance Payroll	745,000	759,800	11.5%	$ 14,800	0.46
Mechanics Payroll	189,100	192,800	2.9%	$ 3,700	0.11
Total Payroll	$ 2,571,500	$ 2,588,900	39.1%	$ 17,400	$ 0.54
Payroll Taxes and Benefits					
Payroll Taxes	$ 270,200	$ 295,700	4.5%	$ 25,500	$ 0.79
Benefits	$ 866,700	$ 910,200	13.7%	$ 43,500	1.35
Total Payroll Taxes+Benefits	$ 1,136,900	$ 1,205,900	18.2%	$ 69,000	$ 2.14
Total Payroll + PR Taxes + Benefits	$ 3,708,400	$ 3,794,800	57.3%	$ 86,400	$ 2.68
Other Operating Expenses	$ 2,662,300	$ 2,619,800	39.5%	$ (42,500)	$ (1.32)
Total Operating Expenses	$ 6,370,700	$ 6,414,600	96.8%	$ 43,900	$ 1.36
Interest Allocated to Reserves	$ -	$ 168,800	2.5%	$ 168,800	$ 5.23
Contingency	$ 44,442	$ 44,442	0.7%	$ 0	$ 0.00
Total Operating Expenses Plus Contingency	$ 6,415,142	$ 6,627,842	100%	$ 212,700	$ 6.59

* Dollars divided by the number of units divided by 12 months per year. Number of units = 2,692

6/8/2009

Leisure Village West Association
Budget For Year Ending September 30, 2010

Supplemental Information About The Replacement Fund

1. Comparison of maintenance fee contributions to the Replacement Fund in the 2009 and 2010 budgets

The table shows the distribution of maintenance fees allocated to the Capital Replacement Fund by component

	2009 Budget	*2010 Budget*	*2010 Increase (Decrease)*	
Component	Dollars	Dollars	Dollars	$s Per Unit Per Month
Roads	$ 80,000	$ 114,590	$ 34,590	$ 1.07
Roofs	340,000	400,000	60,000	1.86
Concrete	20,833	20,833	-	-
Retaining Walls	48,000	48,000	-	-
Exterior	15,000	15,000	-	-
Well Motors	15,000	25,000	10,000	0.31
Common Buildings	100,000	80,000	(20,000)	(0.62)
Total Maintenance Fee Income Allotted to the Replacement Fund	$ 618,833	$ 703,423	$ 84,590	2.62

2. Estimated Components of Fund Balances at September 30, 2010

		October 1, 2009 to September 30, 2010				
Component	*Estimated Balance at 10/1/09*	*Estimated Funding Contributions*	*Estimated Investment Income Net Of Bank Fees*	*Estimated Expenditures*	*Estimated Federal Income Tax Expense*	*Estimated Balance At 9/30/10*
Roads	$ 1,681,918	114,590	77,127	(163,000)	(11,569)	1,699,066
Roofs	747,616	400,000	40,165	(126,000)	(6,025)	1,055,756
Retaining Walls	238,360	48,000	13,098	(131,000)	(1,965)	166,493
Common Buildings	341,323	80,000	10,638	(75,000)	(1,596)	355,365
Concrete	194,200	20,833	8,148	(25,000)	(1,222)	196,959
Well Motors	10,022	25,000	500	(5,600)	(75)	29,847
Exterior	3,305	15,000	250	(15,000)	(38)	3,518
	3,216,744	703,423	149,926	(540,600)	(22,489)	3,507,004

Monthly Maintenance Fees by Model Type
October 1, 2009 through September 30, 2010

MODEL:	One Occupant TOTAL	Two Occupants TOTAL	Three Occupants TOTAL
ETON	160.00	171.00	
GREENBRIAR	174.00	185.00	196.00
CAMBRIDGE	189.00	200.00	211.00
BARONET	202.00	213.00	224.00
WINFIELD	212.00	223.00	234.00
REGENCY	235.00	246.00	257.00
CONCORD	161.00	172.00	183.00
FALMOUTH	168.00	179.00	190.00
NANTUCKET	174.00	185.00	196.00
WHEATON	193.00	204.00	215.00
OXFORD	203.00	214.00	225.00
STRATFORD	211.00	222.00	233.00
BLAIR	221.00	232.00	243.00
ST TROPEZ	223.00	234.00	245.00
HASTINGS	231.00	242.00	253.00
ROXY	207.00	218.00	229.00
SAVOY	219.00	230.00	241.00
RITZ	224.00	235.00	246.00
PICKFORD	225.00	236.00	247.00
WALDORF	238.00	249.00	260.00
VICTORIA	245.00	256.00	267.00

Leisure Village West Assn.

INCOME SUMMARY__

GL #	GL DESCRIPTION	CURRENT BUDGET	ANNUALIZED	PROPOSED BUDGET	VAR	% OVER PREVIOUS YEAR	PAGE #
5100	RESIDENTIAL ASSESSMENTS	$ 5,962,745	$ 5,952,745	$ 6,071,979	$ 109,234	2%	1
5108	ADMINISTRATIVE FEE INCOME	$ 146,000	$ 100,000	$ 124,000	$ (22,000)	-15%	2
5109	LEASE FEE INCOME	$ 15,700	$ 18,000	$ 18,100	$ 2,400	15%	3
5230	PRINTING REIMBURSEMENT	$ 2,000	$ 2,000	$ 2,000	$ -	0%	4
5331	UNIT SERVICES INCOME	$ 16,700	$ 16,700	$ 17,400	$ 700	4%	5
5441	INTEREST INCOME - OPERATING	$ 12,000	$ 8,400	$ 8,400	$ (3,600)	-30%	6
5442	INTEREST INCOME - RESERVES	$ -	$ 168,800	$ 168,800	$ 168,800	#DIV/0!	6.1
5771	LATE FEE INCOME	$ 17,000	$ 17,000	$ 17,000	$ -	0%	8
5991	MISC. INCOME	$ 6,100	$ 5,400	$ 5,400	$ (700)	-11%	9
5993	PARKING INCOME	$ 3,600	$ 2,025	$ 1,800	$ (1,800)	-50%	10
5994	TWP SUBSIDY	$ 79,100	$ 67,536	$ 67,600	$ (11,500)	-15%	11
5995	RENTAL INCOME	$ 79,700	$ 79,300	$ 83,000	$ 3,300	4%	12
	SUBTOTAL OF REVENUES	**$ 6,340,645**	**$ 6,437,906**	**$ 6,585,479**	**$ 244,834**	**4%**	
5661	DEFFERED REVENUE-P/Y	$ 74,497	$ 38,353	$ 42,363	$ (32,134)	**-43%**	7
	TOTAL REVENUES	**$ 6,415,142**	**$ 6,476,259**	**$ 6,627,842**	**$ 212,700**	**3%**	