

AMENDMENT NO. 5

To the Restated Offering Plan of

LEISURE GLEN HOME OWNERS ASSOCIATION, INC.

Randall Road
Ridge, New York

The Restated Offering Plan accepted for filing on May 13, 1994 which incorporated Amendments 1 through 17 of the original Plan dated January 6, 1986 (which was listed as Amendment No. 18 to the original Offering Plan by the New York State Attorney General's Office), which was amended on February 27, 1995 (Amendment No. 1 to the Restated Plan, Amendment No. 19 to the original Offering Plan), on May 8, 1995 (Amendment No. 2 to the Restated Offering Plan, Amendment No. 20 to the original Offering Plan), on June 15, 1995 (Amendment No. 3 to the Restated Offering Plan, Amendment No. 21 to the original Offering Plan) and on September 7, 1995 (Amendment No. 4 to the Restated Offering Plan, Amendment No. 22 to the original Offering Plan) is hereby further amended as follows:

I. HOMES/LOTS

Annexed hereto and made a part of this Amendment as Exhibit "A" is a list of the unsold units currently being offered for sale by the Sponsor and the monthly real estate taxes attributable to each unit.

II. FINANCIAL STATEMENT/BUDGET

A copy of the certified financial statement for the period ending September 30, 1995 and the Association budget ending September 30, 1996 are annexed hereto as Exhibits "B" and "C" respectively.

III. AGGREGATE MONTHLY OBLIGATIONS

Sponsor's obligations for assessments on untitled homes and lots subject to the Declaration is limited to the difference between the actual operating costs of the Association and the assessment levied on owners who have closed title on their homes, but in no event in an amount greater than Sponsor would otherwise be liable for if it were paying pro-rata assessments on unsold homes. For the fiscal year ending September 30, 1995 there was no deficit, however, although not required the Sponsor is voluntarily contributing \$500 per month to the Association.

IV. FINANCIAL OBLIGATIONS TO ASSOCIATION

The Sponsor has no financial obligations to the Association which will become due within the next twelve (12) months other than payment of any deficiency payments.

V. UNSOLD HOMES AND LOTS SUBJECT TO MORTGAGES OR FINANCING COMMITMENTS

All the unsold units are subject to two (2) mortgages held by Columbia Federal Savings Bank, 93-22 Jamaica Avenue, Woodhaven, New York 11421 in the total current amount of \$1,228,000. The maturity date of one, with an outstanding principal of \$73,000 is June of 1996. Sponsor pays interest only on said mortgage at the rate of 9¾%. The other, with an outstanding principal of \$1,155,000, has a maturity date of November of 1996. Sponsor pays interest only on said mortgage at rate of 10¼%. Sponsor is current on both mortgages.

VI. AGGREGATE MONTHLY RENTS RECEIVED FROM TENANTS BY SPONSOR

Sponsor does not currently rent any homes in the Association.

VII. STATUS OF CURRENT OBLIGATIONS OF SPONSOR

Sponsor is current on all the above financial obligations under the Offering Plan. In addition, Sponsor has been current on all obligations during the twelve (12) month period prior to the filing of this amendment.

VIII. MEANS OF SPONSOR OBLIGATIONS

The above obligations required of Sponsor will be paid from continued sales, the construction loans and Sponsor's working capital which are currently adequate to meet Sponsor's obligations.

IX. LIST AND STATUS OF SPONSOR'S OTHER PUBLIC OFFERINGS

Neither the principals of the Sponsor nor the Sponsor currently own more than ten (10%) percent of the unsold Units or shares in any other home owners association, condominium or cooperative.

X. BOARD OF DIRECTORS

The Sponsor is not in control of the Board of Directors. Control of the Association was relinquished in September of 1991. The current members of the board are as follows:

Donald M. Eversoll - Sponsor Representative
Anthony DiCara - Home Owner
Jack McKenna - Home Owner
Herb Phillips - Home Owner
Elaine Kirsch - Home Owner
Howard Ribach - Home Owner

XI. EXTENSION

This Plan may be used for twelve (12) months from the date this Amendment is duly accepted for filing and thereafter said date is to be extended in a further amendment to be filed.

Other than as set forth above, there are no material changes which require an amendment to the Offering Plan.

TIMBER RIDGE HOMES AT LEISURE GLEN, INC.
Holder of Unsold Shares

Dated: May 20, 1996

LEISURE GLEN LIST OF UNSOLD UNITS

<u>LOT NUMBER</u>	<u>MONTHLY REAL ESTATE TAX</u>
359	\$21.80
360	\$23.62
361	\$21.80
362	\$21.80
363	\$21.80
364	\$23.62
387	\$23.62
388	\$23.62
389	\$21.80
390	\$23.62
391	\$21.80
392	\$21.80
393	\$23.62
394	\$23.62
395	\$23.62
396	\$23.62
401	\$23.62
429	\$23.62
430	\$23.62
453	\$25.43
454	\$23.62
455	\$23.62
456	\$21.80
461	\$21.80
463	\$21.80
464	\$23.62
466	\$25.43

LEISURE GLEN HOMEOWNERS' ASSOCIATION, INC.

FINANCIAL STATEMENTS AND

SUPPLEMENTARY INFORMATION

YEAR ENDED SEPTEMBER 30, 1995

ESPOSITO, FUCHS, TAORMINA & FUCHS

38 OAK STREET

PATCHOGUE, NEW YORK 11772-2883

LEISURE GLEN HOMEOWNERS' ASSOCIATION, INC.

FINANCIAL STATEMENTS AND

SUPPLEMENTARY INFORMATION

YEAR ENDED SEPTEMBER 30, 1995

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ESPOSITO, FUCHS, TAORMINA & FUCHS

38 OAK STREET

PATCHOGUE, NEW YORK 11772-2883

516 - 475-0745

TELECOPY: 516 - 475-9507

JOSEPH ZAK, C.P.A. (1939-1991)

NEIL B. ESPOSITO, Managing Partner

MURRAY FUCHS, C.P.A.

JOSEPH A. TAORMINA, C.P.A.

JEFFREY S. FUCHS, C.P.A.

**MEMBERS-NEW YORK STATE SOCIETY OF
CERTIFIED PUBLIC ACCOUNTANTS**

September 16, 1995

**To The Board of Directors
Leisure Glen Homeowners' Association, Inc.**

We have audited the accompanying Balance Sheet of Leisure Glen Homeowners' Association, Inc. as of September 30, 1995, and the related Statements of Revenue and Expenses and Changes in Members' Equity, and Cash Flows for the year then ended. These financial statements are the responsibility of the Association's management. Our responsibility is to express an opinion on these financial statements based on our audit.

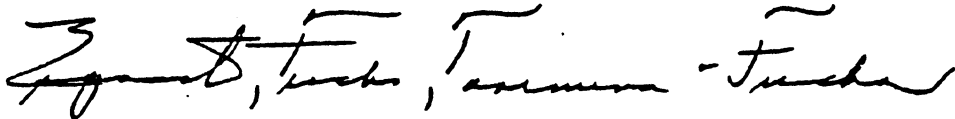
We conducted our audit in accordance with generally accepted auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Leisure Glen Homeowners' Association, Inc. as of September 30, 1995, and the results of its operations and its cash flows for the year then ended in conformity with generally accepted accounting principles.

Board of Directors

September 16, 1995

The supplementary information on future major repairs and replacements on page eleven is not a required part of the basic financial statements but is supplementary information required by the American Institute of Certified Public Accountants. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, we did not audit the information and express no opinion on it.

A handwritten signature in cursive script, appearing to read "Esposito, Fuchs, Taormina & Fuchs".

ESPOSITO, FUCHS, TAORMINA & FUCHS

LEISURE GLEN HOMEOWNERS' ASSOCIATION, INC.

BALANCE SHEET

SEPTEMBER 30, 1995

ASSETS

Cash - Undesignated	\$ 57,311
Cash - Designated for Future Repairs and Replacements	577,001
Note Receivable	7,365
Accounts Receivable - Members	3,619
Prepaid Insurance and Other Expenses	9,034
Furniture and Improvements (Net)	<u>13,342</u>
<u>Total Assets</u>	<u>\$667,672</u>

LIABILITIES AND MEMBERS' EQUITY

Accounts Payable and Accrued Expenses	\$ 44,342
Assessments Received in Advance	24,373
Income Taxes Payable	<u>8,160</u>
<u>Total Liabilities</u>	<u>\$ 76,875</u>
Members' Equity	
Undesignated	\$ 4,030
Designated for Future Repairs and Replacements	<u>586,767</u>
<u>Total Members' Equity</u>	<u>\$590,797</u>
<u>Total Liabilities and Members' Equity</u>	<u>\$667,672</u>

THE ACCOMPANYING AUDITORS' REPORT AND NOTES TO
FINANCIAL STATEMENTS ARE INTEGRAL PARTS OF THIS REPORT
AND SHOULD BE READ IN CONJUNCTION HEREWITH.

LEISURE GLEN HOMEOWNERS' ASSOCIATION, INC.

STATEMENT OF REVENUE AND EXPENSES
AND CHANGES IN MEMBERS' EQUITY

FOR THE YEAR ENDED SEPTEMBER 30, 1995

Revenues

Monthly Common Charges	\$1,191,577
Miscellaneous Income	8,476
Resale Fees	<u>5,000</u>
<u>Total Revenues</u>	<u>\$1,205,053</u>

Operating Expenses

Utilities	\$ 136,313
Sanitation Contract	82,899
Recreation Activities	2,935
Security Contract	112,332
Insurance	18,912
Management & Maintenance	494,382
Bus Service	32,130
Legal	3,594
Accounting & Audit Fees	9,017
Reserve Funds	98,805
Maintenance Contracts	26,961
Miscellaneous Repairs & Maintenance	94,399
Cablevision	59,225
Depreciation	<u>2,021</u>

Total \$1,173,925

Excess (Deficit) \$ 31,128

Beginning - Members' Equity Undesignated (27,098)

Ending - Members' Equity Undesignated \$ 4,030

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LEISURE GLEN HOMEOWNERS' ASSOCIATION, INC.

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED SEPTEMBER 30, 1995

Cash Flow from Operating Activities

Net Surplus (Deficit)	\$ 31,128
Adjustments to Reconcile Net Income to Net Cash Provided by Operating Activities:	
Depreciation	2,021
(Increase) Decrease in Maintenance Charges Receivable	(2,479)
(Increase) Decrease in Prepaid Expenses	530
(Increase) Decrease in Note Receivable	9,180
Increase (Decrease) in Maintenance Charges Paid in Advance	(9,860)
Increase (Decrease) in Income Taxes Payable	5,163
Increase (Decrease) in Accounts Payable	<u>5,663</u>
	<u>\$ 10,218</u>
<u>Net Cash Provided (Used) by Operating Activities</u>	<u>\$ 41,346</u>

Cash Flow from Investing Activities

Capital Expenditures	\$ (9,080)
Interest Income	27,040
Reduction of Loan	<u>(33,625)</u>
<u>Net Cash Provided (Used) by Investing Activities</u>	<u>\$(15,665)</u>

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LEISURE GLEN HOMEOWNERS' ASSOCIATION, INC.

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED SEPTEMBER 30, 1995

Cash Flow from Financing Activities

Loan Repaid	\$ 33,625
Capital Contributions	110,805
Expended	(33,409)
Corporation Taxes Payable	<u>(9,339)</u>
<u>Net Cash Provided (Used) by Financing Activities</u>	<u>\$101,682</u>
<u>Net Increase (Decrease) in Cash and Cash Equivalents</u>	<u>\$127,363</u>
Cash and Cash Equivalents at Beginning of Year	<u>506,949</u>
<u>Cash and Cash Equivalents at End of Year</u>	<u>\$634,312</u>
 <u>Supplemental Disclosures:</u>	
Income Taxes	<u>\$ 6,815</u>

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LEISURE GLEN HOMEOWNERS' ASSOCIATION
STATEMENT OF RECONCILIATION OF FUTURE REPAIRS
AND REPLACEMENT ACCOUNTS
YEAR ENDED SEPTEMBER 30, 1995

<u>Capital Project Reserve</u>	
<u>Funds - Beginning</u>	\$314,540
<u>Contributed Capital</u>	
Contributions	98,805
Loan Repaid	33,625
Interest	<u>20,825</u>
<u>Disbursements</u>	
Expended	\$ 33,409
Corporation Taxes	<u>7,191</u>
<u>Capital Project Reserve</u>	
<u>Funds - Ending</u>	<u>\$427,195</u>
<u>Paid in Capital - Beginning</u>	\$143,505
<u>Contributed Capital</u>	
Contributions	12,000
Interest	<u>6,215</u>
<u>Disbursements</u>	
Corporation Taxes	<u>\$ 2,148</u>
<u>Paid in Capital - Ending</u>	<u>\$159,572</u>

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LEISURE GLEN HOMEOWNERS' ASSOCIATION, INC.

NOTES TO THE FINANCIAL STATEMENTS

SEPTEMBER 30, 1995

Note 1 - Description of Operations

Leisure Glen Homeowners' Association, Inc. (the "Association") is a New York non-stock corporation organized to operate and maintain the common areas of the homeowners known as Leisure Glen at Ridge, New York. The Association is funded through common charge assessments collected from homeowners. As of September 30, 1995, there were 410 units in the Homeowners' Association.

Note 2 - Significant Accounting Policies

The Association is on the accrual basis both for financial statement and tax purposes. That is, the Association recognized revenues when levied and expenses when incurred.

The Association derives its revenue principally from maintenance fee assessments which are charged to its members. Revenue in excess of operating expenses are deferred if the Association intends to use such revenue to reduce the following year's assessment.

Note 3 - Income Taxes

The Association is required to file a Federal Corporate Income Tax Return and has elected to file as a Homeowners' Association under the provision of Section 528 of the Internal Revenue Code. For New York State Corporations as amended by Chapter 61 of the Law of 1989, Associations are taxable under Article 9A/209.1 for New York State Corporation Tax.

LEISURE GLEN HOMEOWNERS' ASSOCIATION, INC.

NOTES TO THE FINANCIAL STATEMENTS

SEPTEMBER 30, 1995

Note 4 - Property and Equipment

Real property and common areas acquired from the developer and related improvements to such property are not recorded in the Association's financial statement because those properties are owned by the individual unit owners in common and not by the Association. The Association capitalizes personal property at cost and depreciates it using the straight-line and MACRS methods.

Property, equipment and improvements consisted of the following:

	<u>September 30, 1995</u>
Office Furniture	\$ 6,230
Improvements	15,849
Accumulated Depreciation	<u>(8,737)</u>
	<u>\$13,342</u>

Note 5 - Contracts and Contingencies

- A. Security Services - The Association had a contract with Peace Security, Inc. The hourly cost of security will be \$8.84 per hour plus tax and \$2.00 additional per hour for roving patrol car for the contract period October 1, 1995 to September 30, 1996. They provide thirty-two hour gate house service and a roving patrol car.
- B. Maintenance and Management Services - J.P.M. Management Corp. The Association has contracted for maintenance and management services at an effective rate of \$106.33 per unit per month for the period April 1, 1991 through March 31, 1997, for three hundred and eighty-five (385) units only.
- C. Sanitation - Detail Carting Co., Inc. An agreement exists with Detail Carting Co., Inc. for disposal of garbage at a cost of \$16.15 per unit per month, plus \$500 for a dumpster as required.

LEISURE GLEN HOMEOWNERS' ASSOCIATION, INC.

NOTES TO THE FINANCIAL STATEMENTS

SEPTEMBER 30, 1995

Note 6 - Capital Reserves

During the current fiscal period Future Repairs and Replacements previously established for repair and replacement of roofs, roads, and common area building and condo exterior continued. Charges are assessed against homeowners on a monthly basis and are considered capital contributions which will be used for only this purpose. Funds as established were designated by the Board and all disbursements require Board approval.

Note 7 - Sponsor Contribution

During the period October 1, 1994 to September 30, 1995, the sponsor, per the Offering Plan and By-Laws of the Homeowners Association, is required to remit the maintenance fee for the units it owns.

Note 8 - Uninsured Cash Balances

The Association maintains its cash balances at several financial institutions. Accounts at each institution are secured by the Federal Deposit Insurance Corporation up to \$100,000. Uninsured balances are \$0 at September 30, 1995.

A portion of the reserves for the roof and road replacements has been invested in U.S. Government securities. The cost of these investments is \$158,253 and the fair market value as at September 30, 1995, is \$151,128. It is the Board's intention to hold these securities until maturity.

LEISURE GLEN HOMEOWNERS' ASSOCIATION, INC.

SUPPLEMENTARY INFORMATION ON FUTURE MAJOR REPAIRS
AND REPLACEMENTS (UNAUDITED)

SEPTEMBER 30, 1995

The Association's Board of Directors conducted a study in March, 1994, to estimate the remaining useful lives and the replacement costs of the components of common property. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the study. Estimated current replacement costs have not been revised since that date and do not take into account the effects of inflation between the date of the study and the date that the components will require repair or replacement.

The following information is based on the study and presents significant information about the components of common property. (Amounts are rounded to the nearest thousand dollars.)

<u>Component</u>	<u>Estimated Useful Life (Years)</u>	<u>Estimated Current Replacement Cost</u>
Roofs	20	\$ 750,000
Road	13 to 27	792,000
Painting	5	160,000
Rec. Bldg. Mech. Res.	10	100,000
Tree/Shrub Repl.	10	<u>110,000</u>
		<u>\$1,912,000</u>

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SUPPLEMENTARY INFORMATION

LEISURE GLEN HOMEOWNERS ASSOCIATION, INC
OPERATING BUDGET

OCTOBER 1, 1995 THROUGH SEPTEMBER 30, 1996

	12 MONTH EST EXPENSES 10/1/94- 9/30/95	12 MONTHS BUDGET 10/1/95- 9/30/96	MONTHLY COST PER UNI 10/1/95- 9/30/96
INCOME (1)			
Association fees	\$1,189,097	\$1,252,250	\$250.00
Sponsor maintenance fees	\$12,000	\$12,000	\$2.40
Miscellaneous income	\$1,400	\$1,400	\$0.28
Builder payments	\$6,000	\$6,000	\$1.20
Transfer fees	\$4,000	\$2,500	\$0.50
TOTAL INCOME	\$1,212,497	\$1,274,150	\$254.37
EXPENSES			
Utilities (2)	\$127,808	\$136,400	\$27.23
LILCO	\$72,340	\$80,000	\$15.97
Water	\$49,500	\$50,000	\$9.97
Telephone	\$5,568	\$6,000	\$1.20
Sewage	\$400	\$400	\$0.08
Sanitation (3)	\$82,706	\$92,200	\$18.41
Recreational Activities (4)	\$2,850	\$3,000	\$0.60
Security (5)	\$112,790	\$119,300	\$23.82
Insurance (6)	\$24,501	\$24,000	\$4.79
Management & Maint. Serv (7)	\$492,500	\$492,500	\$98.32
Bus Service (8)	\$32,130	\$34,000	\$6.79
Legal (9)	\$6,694	\$10,000	\$2.00
Accounting & Audit Fees (10)	\$4,107	\$7,000	\$1.40
Reserves (11)	\$100,800	\$122,800	\$24.50
Other Operating Expenses (12)	\$112,494	\$130,500	\$26.08
Depreciation (13)	\$1,562	\$2,100	\$0.42
Maintenance Contracts (14)	\$23,793	\$35,150	\$7.02
Cablevision (15)	\$59,975	\$65,200	\$13.02
TOTAL EXPENSES	\$1,184,710	\$1,274,150	\$254.37
SURPLUS (to be applied against accumulated deficit)	\$27,787	\$0	(\$0)

EXHIBIT "C"

FOOTNOTES TO THE OPERATING BUDGET

1. INCOME

Our new budget shown above will again start our new fiscal year on October 1. (Fiscal year is now 10/1/95 - 9/30/96).

The present budget maintains the maintenance fee at the same \$250.00 per month.

During this period Oct. 1, 1995 to Sept. 30, 1996 the Sponsor, per the offering plan and by-laws of the HOA, is required to remit the maintenance fee for the units it owns. We have calculated the revenue for only the 4 units in Phase IV; We have added revenue from the Builder, (\$500.00 per month) to reimburse the HOA for any additional expense to us of their sales effort to sell new homes, i.e. use of our clubhouse etc.

Also we have forecasted additional units to be occupied in 1996, and have added that to our revenue stream.

Miscellaneous income is derived from late fees on maintenance charges, from copier reimbursements, and gate badges.

2. UTILITIES

Common electricity is provided by LILCO for the walks, street lights, recreational facilities, and the guardhouse. The costs are based on historical usage. Gas is provided by LILCO for heating the recreation building and guardhouse. Sewerage is provided by the Utilities Operating Company for the recreation building and the guardhouse only.

Water is provided by Suffolk County Water Authority for irrigation of the recreation area, the lawns of the residential areas, water usage for the recreation building, guardhouse, and pool. The estimated expenses indicates that the water usage has been controlled and with SCWA more reasonable rates, we have reduced the water costs.

Telephone expenses for the recreation area, guardhouse, and Association office are estimates, based on past years usage. The HOA is also paying for all utilities for the unit that the Sponsor has allowed the HOA to use to conduct our business.

3. SANITATION

Sanitation is provided by Detail Carting Company for the removal of and disposal of all garbage and recyclables. The cost is again \$16.15 per unit per month. This includes the cost of \$500.00 on average for eight months for a dumpster for ground refuse.

4. RECREATION ACTIVITIES

Allowance this year will be \$250 per month for expenses by the Recreation Department.

5. SECURITY

We have a contract with Peace Security, Inc. to provide for twenty-four (24) hour gatehouse service and a roving patrol car throughout the community seven days per week. (Roving patrol hours are 6PM to 2AM Monday to Friday, and 7PM to 3AM on Saturday and Sunday). Peace will use their vehicle.

New York State in 1990 passed a sales tax applicable to security services, which has been further increased by sales tax changes. The hourly cost is \$8.84 per hour for labor and \$2.00 per hour for the vehicle, plus taxes.

6. INSURANCE

Property and liability insurance will be provided by an "All Risk" package policy obtained through Community Associates Underwriters of America for all property owned by the Homeowners' Association. We will maintain a \$1,000,000 liability basic policy and a \$2,000,000 umbrella policy. Directors, Officers and committee members will continue with coverage of \$1,000,000, and the Boiler & Machinery policy will be continued.

7. MANAGEMENT AND MAINTENANCE SERVICES

Our labor service agreement continues with J.P.M. Management Corporation. Included in the services is the management and maintenance of all common areas, lawns, parking areas, roads, residential building exteriors, (except warranty items), and all recreational facilities. This includes minor materials required for the performance of their functions, including two fertilizations, lime, weed & crabgrass control, and tree spraying.

All employees will, at this time, remain employed by J.P.M. The cost of this service holds at \$106.57 per unit per month for 385 units. The board approved an additional extension to the contract to 3/31/97, which has the result of a no increase in this service until 1997, no matter how many homes are built. The HOA has essentially frozen the cost of this service to 385 homes, although we are receiving revenue for 408 homes.

8. BUS SERVICE CONTRACT

Our bus service is now supplied by Laidlaw Bus Co. The daily fee to the HOA is at the rate of \$210.00 per full day of operation. The agreement is for 21 hours of usage per week.

9. LEGAL FEES

We have utilized the services of Barry Warren, Esq. as the attorney for the Association. Legal fees will provide for services as required, such as, advice to the Board of Directors, assisting in financial disputes, interpreting NY State Laws as applicable to homeowners associations etc. Budget reflects a retainer and 35 hours of miscellaneous work at \$200 per hour.

10. ACCOUNTING AND AUDIT FEES

Professional auditing services will be provided by the firm of Esposito, Fuchs, Taormina & Fuchs. This will include the cost of certifying the Association's financial statements and preparing tax returns. This item also includes the services from Datumeg, Inc., which does the accounts receivable processing for the association, the creation of the payment stubs, and the computer processing of the monthly maintenance fees.

11. RESERVE FUND

Provides for a reserve to offset future replacement of capital items such as roadways, recreational building roof, dwelling unit roofs, repainting of dwelling units and recreation building exterior facia, heating/ventilating & air conditioning equipment in the clubhouse, and tree/shrub replacement. Computer models are used to project the revenue/expense stream. The total amount for reserves is \$24.50 per unit per month. No representation is made that these amounts are adequate to cover all such expenses, but they are frequently reviewed so there should be no surprises.

12. OTHER OPERATING EXPENSES

This a a broad range category that encompasses a variety of items. Includes the costs associated with the copier, the computer, the HOA office, miscel. costs of the Rec. Bldg., the pool, home repairs, tree replacement, sprinkler parts, lawn fungicides, and miscel. expenses of our committees. We have once again included the cost of an additional lawn fertilization, and have provided funds to continue the tree pruning program.

13. DEPRECIATION

This category is for the depreciation of our paid for capital assets, the copier, computer, and well.

14. MAINTENANCE CONTRACTS

To minimize the possibility of large expenditures for repair of some of our equipment and systems, we have moved towards a maintenance contract philosophy. As such, we have contracts in place to cover the HVAC (Heating, Ventilating, & Air Conditioning) for the Recreation building, the copier, the computer, our security system, the fire alarm & sprinkler system for the Rec. Bldg, a data processing consultant, and for the kitchen equipment. We have made great progress in the repair of the home security system and will continue this on going project.

15. CABLEVISION

The HOA remits to Cablevision the fee for this service. which is presently \$13.00 per month.