

AMENDMENT NO. 13
(Amendment No. 31 to the Original Offering Plan)

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), on September 7, 1995 (Amendment No. 4 to the Restated Offering Plan, Amendment No. 22 to the original Offering Plan), on May 20, 1996 (Amendment No. 5 to the Restated Offering Plan, Amendment No. 23 to the original Offering Plan), on October 2, 1996 (Amendment No. 6 to the Restated Offering Plan, Amendment No. 24 to the original Offering Plan), on April 30, 1997 (Amendment No. 7 to the Restated Offering Plan, Amendment No. 25 to the original Offering Plan), on October 27, 1997 (Amendment No. 8 to the Restated Offering Plan, Amendment No. 26 to the Original Offering Plan), on April 10, 1998 (Amendment No. 9 to the Restated Plan, Amendment No. 27 to the Original Offering Plan), on December 4, 1998 (Amendment No. 10 to the Restated Plan, Amendment No. 28 to the Original Offering Plan), and on May 6, 1999 (Amendment No. 11 to the Restated Offering Plan, Amendment No. 29 to the Original Offering Plan), and on December 8, 1999 (Amendment no. 13 to the Restated Plan, Amendment No. 30 to the Original Offering Plan) and is hereby further amended as follows:

I. HOMES/LOTS/BEING OFFERED FOR SALE

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.

II. FINANCIAL STATEMENT/BUDGET

A copy of the certified financial statement for the period ending September 30, 1999 is annexed hereto as Exhibit "B". The budget for the fiscal year ending September 30, 2000 is annexed hereto as Exhibit "C".

III. AGGREGATE MONTHLY OBLIGATIONS/REAL ESTATE TAXES

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, 1999 there was no deficit.

The annual Real Estate Taxes for the unsold lots is approximately \$570 per lot or a total of \$29,580. Sponsor is current in the payment of the Real Estate Taxes of the unsold lots.

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.

The financial statement reflects an amount due from Sponsor in the amount of \$17,750. Said amount represents funds being held by Sponsor in an escrow account to be turned over to the Association per Agreement with the Association. See Note 9 at page 10 of the Financial Statement, Exhibit B of the Amendment.

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, 615 Merrick Avenue, Westbury, New York 1590. The mortgages are as follows:

<u>Current principal amount</u>	<u>Maturity date</u>	<u>Interest rate</u>
\$1,178,000	June of 2000	10 1/2%
\$1,470,000	November of 2000	11%

Sponsor pays interest only on both mortgages and, 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 OFFERING

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
Salvatore Spataro - Home Owner Representative
Arthur Stewart - Home Owner Representative
Patricia Burke - Home Owner Representative
Ed Royals - Home Owner Representative
Harry Smeltzer - Home Owner Representative

XI. WORKING CAPITAL AND RESERVE FUNDS

As of September 30, 1999 the Paid in Capital had an aggregate balance of approximately \$512,079 in various accounts held by the Board of Directors.

As of September 30, 1999 the Reserve Fund had an aggregate balance of approximately \$746,786.

XII. 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:

LEISURE GLEN HOME OWNERS ASSOCIATION

LIST OF UNSOLD HOMES

638, 639, 640, 645, 369-372, 488-518, 565-575, 594-596, 598-601, 603-606, 608, 609, 651 and 652.

LEISURE GLEN HOMEOWNERS' ASSOCIATION, INC.

FINANCIAL STATEMENTS AND

SUPPLEMENTARY INFORMATION

YEARS ENDED SEPTEMBER 30, 1999 AND 1998

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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**

November 14, 1999

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

We have audited the accompanying Balance Sheets of Leisure Glen Homeowners' Association, Inc. as of September 30, 1999 and 1998, and the related Statements of Revenue and Expenses and Changes in Members' Equity, and Cash Flows for the years 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 provides 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, 1999 and 1998, and the results of its operations and its cash flows for the years then ended in conformity with generally accepted accounting principles.

Leisure Glen Homeowners Association, Inc.

November 14, 1999

The supplementary information on future major repairs and replacements on page twelve 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.

Esposito, Fuchs, Taormina & Fuchs

ESPOSITO, FUCHS, TAORMINA & FUCHS

ldh

LEISURE GLEN HOMEOWNERS' ASSOCIATION, INC.

BALANCE SHEETS

SEPTEMBER 30.

ASSETS

	<u>1999</u>	<u>1998</u>
Cash - Undesignated	\$ 108,289	\$ 121,985
Cash - Designated for Future Repairs and Replacements	1,025,035	646,046
Investments - Designated for Future Repairs and Replacements	145,180	161,345
Accounts Receivable - Members	2,355	3,665
Prepaid Insurance and Other Expenses	10,648	8,771
Escrow Deposits	17,750	7,500
Furniture and Improvements (Net)	<u>94,744</u>	<u>104,804</u>
<u>Total Assets</u>	<u>\$1,404,001</u>	<u>\$1,054,116</u>

LIABILITIES AND MEMBERS' EQUITY

Accounts Payable and Accrued Expenses	\$ 48,825	\$ 70,175
Assessments Received in Advance	44,698	34,221
Income Taxes Payable	11,819	10,543
Due from Sponsor	<u>17,750</u>	<u>7,500</u>
<u>Total Liabilities</u>	<u>\$ 123,092</u>	<u>\$ 122,439</u>
Members' Equity		
Undesignated	\$ 22,044	\$ 21,364
Designated for Future Repairs and Replacements	<u>1,258,865</u>	<u>910,313</u>
<u>Total Members' Equity</u>	<u>\$1,280,909</u>	<u>\$ 931,677</u>
<u>Total Liabilities and Members' Equity</u>	<u>\$1,404,001</u>	<u>\$1,054,116</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.

STATEMENTS OF REVENUES AND EXPENSES
AND CHANGES IN MEMBERS' EQUITY

FOR THE YEARS ENDED SEPTEMBER 30,

	<u>1999</u>	<u>1998</u>
<u>Revenues</u>		
Monthly Common Charges	\$1,526,413	\$1,426,201
Miscellaneous Income	11,482	7,858
Resale Fees	7,500	6,005
Interest Income	<u>6,124</u>	<u>4,198</u>
<u>Total Revenues</u>	<u>\$1,551,519</u>	<u>\$1,444,262</u>
<u>Operating Expenses</u>		
Utilities	\$ 113,982	\$ 111,064
Sanitation Contract	83,003	77,606
Security Contract	129,159	124,320
Insurance	26,582	26,333
Management & Maintenance	665,940	606,177
Bus Service	34,242	33,739
Legal	9,098	9,037
Accounting & Audit Fees	19,611	19,775
Reserve Funds	170,811	151,524
Maintenance Contracts	10,310	9,137
Miscellaneous Repairs & Maintenance	187,857	164,169
Cablevision	85,132	77,718
New York State Franchise Tax	243	343
Federal Corporation Tax	703	993
Depreciation	<u>14,166</u>	<u>10,963</u>
<u>Total</u>	<u>\$1,550,839</u>	<u>\$1,422,898</u>
<u>Excess (Deficit)</u>	\$ 680	\$ 21,364
Beginning - Members' Equity Undesignated	21,364	277
Less: Contributed Working Capital	<u>0</u>	<u>(277)</u>
<u>Ending - Members' Equity Undesignated</u>	<u>\$ 22,044</u>	<u>\$ 21,364</u>

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LEISURE GLEN HOMEOWNERS' ASSOCIATION, INC.

STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED SEPTEMBER 30,

	<u>1999</u>	<u>1998</u>
<u>Cash Flow from Operating Activities</u>		
Net Surplus (Deficit)	\$ (5,444)	\$ 17,166
Adjustments to Reconcile Net Income to Net Cash Provided by Operating Activities:		
Depreciation	14,166	10,963
(Increase) Decrease in Maintenance Charges Receivable	1,310	740
(Increase) Decrease in Prepaid Expenses	(1,877)	1,566
(Increase) Decrease in Escrow Deposits	(10,250)	(7,500)
Increase (Decrease) in Maintenance Charges Paid in Advance	10,477	6,718
Increase (Decrease) in Income Taxes Payable	1,276	2,099
Increase (Decrease) in Accounts Payable and Accrued Expenses	(21,350)	(32,591)
Increase (Decrease) in Due from Sponsor	<u>10,250</u>	<u>7,500</u>
	<u>\$ 4,002</u>	<u>\$ (10,505)</u>
<u>Net Cash Provided (Used) by Operating Activities</u>	<u>\$ (1,442)</u>	<u>\$ 6,661</u>
<u>Cash Flow from Investing Activities</u>		
Investments	\$ 16,163	\$ (8,922)
Capital Expenditures	(4,105)	(59,111)
Interest Income	49,322	41,531
Contribution to Working Capital	<u>0</u>	<u>(277)</u>
<u>Net Cash Provided (Used) by Investing Activities</u>	<u>\$ 61,380</u>	<u>\$ (26,779)</u>

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LEISURE GLEN HOMEOWNERS' ASSOCIATION, INC.

STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED SEPTEMBER 30.

	<u>1999</u>	<u>1998</u>
<u>Cash Flow from Financing Activities</u>		
Capital Contributions	\$ 440,269	\$ 182,051
Expended	(120,601)	(69,679)
Corporation Taxes Payable	<u>(14,313)</u>	<u>(12,026)</u>
<u>Net Cash Provided (Used)</u> <u>by Financing Activities</u>	<u>\$ 305,355</u>	<u>\$ 100,346</u>
<u>Net Increase (Decrease) in Cash</u> <u>and Cash Equivalents</u>	\$ 365,293	\$ 80,228
Cash and Cash Equivalents at Beginning of Year	<u>768,031</u>	<u>687,803</u>
<u>Cash and Cash Equivalents at</u> <u>End of Year</u>	<u>\$1,133,324</u>	<u>\$ 768,031</u>
<u>Summary of Cash and Cash Equivalents:</u>		
Undesignated	\$ 108,289	\$ 121,985
Designated for Future Repairs and Replacements	<u>1,025,035</u>	<u>646,046</u>
	<u>\$1,133,324</u>	<u>\$ 768,031</u>
<u>Supplemental Disclosures:</u>		
Income Taxes	<u>\$ 13,983</u>	<u>\$ 13,362</u>

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LEISURE GLEN HOMEOWNERS' ASSOCIATION

STATEMENTS OF RECONCILIATION OF FUTURE REPAIRS
AND REPLACEMENT ACCOUNTS

YEARS ENDED SEPTEMBER 30,

	<u>1999</u>	<u>1998</u>
<u>Capital Project Reserve</u>		
<u>Funds - Beginning</u>	\$670,190	\$567,245
<u>Contributed Capital</u>		
Contributions	173,609	151,524
Interest	<u>34,155</u>	<u>31,122</u>
<u>Disbursements</u>		
Expenditures	\$120,601	\$ 69,679
Corporation Taxes	<u>10,567</u>	<u>10,022</u>
<u>Capital Project Reserve</u>		
<u>Funds - Ending</u>	<u>\$746,786</u>	<u>\$670,190</u>
<u>Paid in Capital - Beginning</u>	\$240,123	\$205,389
<u>Contributed Capital</u>		
Contributions	266,660	30,527
Interest	<u>9,042</u>	<u>6,211</u>
<u>Disbursements</u>		
Corporation Taxes	<u>\$ 3,746</u>	<u>\$ 2,004</u>
<u>Paid in Capital - Ending</u>	<u>\$512,079</u>	<u>\$240,123</u>

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LEISURE GLEN HOMEOWNERS' ASSOCIATION, INC.

NOTES TO THE FINANCIAL STATEMENTS

SEPTEMBER 30, 1999

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 Association known as Leisure Glen at Ridge, New York. The Association is funded through common charge assessments collected from homeowners. As of September 30, 1999, there were 519 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 - Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Note 4 - Cash and Cash Equivalents

The Association considers all highly liquid investments with an original maturity of three months or less to be cash equivalents. Cash equivalents consisted of certificates of deposit and short-term U.S. Treasury bonds at September 30, 1999 and 1998.

LEISURE GLEN HOMEOWNERS' ASSOCIATION, INC.

NOTES TO THE FINANCIAL STATEMENTS

SEPTEMBER 30, 1999

Note 5 - 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.

Note 6 - 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. The Association has title to common real property in HOA community, and the members do not have an undivided interest in it but only have a right to share its use. The Association capitalizes personal property at cost and depreciates it using the straight-line method.

Property, equipment and improvements consisted of the following:

	<u>September 30, 1999</u>
Building	\$ 5,099
Office Equipment & Furniture	24,364
Improvements	<u>102,576</u>
	\$132,039
Less: Accumulated Depreciation	<u>(37,295)</u>
	<u>\$ 94,744</u>

Note 7 - Contracts and Contingencies

A. Security Services - The Association has an agreement with Peace Security, Inc. to provide security at a cost of \$9.00 per hour plus tax and \$2.24 additional per hour for roving patrol car. They provide twenty-four hour gate house service and a roving patrol car.

LEISURE GLEN HOMEOWNERS' ASSOCIATION, INC.

NOTES TO THE FINANCIAL STATEMENTS

SEPTEMBER 30, 1999

Note 7 - Contracts and Contingencies (continued)

- B. Maintenance and Management Services - The Association has a contract with Dalton Contracting Corp. for its maintenance and management services. The agreement calls for a weekly payment of \$10,103 for 385 units and \$16 for each new unit added. The contract is in effect from April 1, 1997, through September 30, 1999.
- C. Sanitation - An agreement exists with Detail Carting Co., Inc. for disposal of garbage at a cost of \$12.95 per unit per month.

Note 8 - Capital Reserves

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

Note 9 - Sponsor Contribution

During the period October 1, 1998 to September 30, 1999, the sponsor contributed \$215,000 for the Association's construction of a facility. The sponsor also agreed to pay the Association \$1,000, of which \$250 is to be held in escrow on each closing of title to the 61st home in the development.

LEISURE GLEN HOMEOWNERS' ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 1999

Note 10 - 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 \$17,401 at September 30, 1999 and \$74,214 at September 30, 1998.

A portion of the reserves for the roof and road replacements has been invested in U.S. Government securities. It is the Board's intention to hold these securities until maturity.

As of September 30, 1999, the investments are as follows:

<u>Face Value</u>	<u>Maturity</u>	<u>Carrying Value</u>
\$112,000	8/15/03	\$ 90,334
<u>68,000</u>	8/15/03	<u>54,846</u>
<u>\$180,000</u>		<u>\$145,180</u>

SUPPLEMENTARY INFORMATION

LEISURE GLEN HOMEOWNERS' ASSOCIATION, INC.

SUPPLEMENTARY INFORMATION ON FUTURE MAJOR REPAIRS
AND REPLACEMENTS (UNAUDITED)

SEPTEMBER 30, 1999

The Association's Board of Directors conducts a yearly review 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 review. Estimated current replacement costs take into account a percentage inflation factor between the date of the review and the date that the components will require repair or replacement.

The following information is based on the review 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	\$ 757,500
Road	30	808,000
Painting	4	227,250
Facilities	10 to 20	277,750
Tree/Shrub Repl.	10	<u>151,500</u>
		<u>\$2,222,000</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
OPERATING BUDGET

OCTOBER 1, 1999 THROUGH SEPTEMBER 30, 2000

	12 MONTH ** ESTIMATED 10/1/98- 9/30/99	12 MONTHS BUDGET 10/1/99- 9/30/00	MONTHLY COST PER UNIT 10/1/99- 9/30/00
INCOME (40)			

41 Maintenance Fees	\$1,526,039	\$1,658,265	\$255.00
43 Timber Ridge Payments	\$6,000	\$6,000	\$0.92
44 Transfer Fees - Resales	\$6,500	\$5,000	\$0.77
45 Miscel Income + Interest	\$11,750	\$5,000	\$0.77
46 From Surplus-Prior Year	\$0	\$16,585	\$2.55
	-----	-----	-----
TOTAL INCOME	\$1,550,289	\$1,690,850	\$260.01
EXPENSES (50)			

51 Utilities	\$116,315	\$109,400	\$16.81
511 LIPA	\$72,485	\$75,000	\$11.53
512 Telephone	\$9,480	\$9,000	\$1.38
513 Water	\$33,950	\$25,000	\$3.84
514 Waste Disposal	\$400	\$400	\$0.06
52 Sanitation	\$83,003	\$91,300	\$14.04
53 Professional Services	\$22,903	\$30,500	\$4.69
54 Security	\$129,445	\$129,700	\$19.95
55 Insurance	\$28,780	\$29,000	\$4.46
56 Management & Maint. Serv	\$664,690	\$772,500	\$118.79
57 Bus Service	\$34,174	\$36,000	\$5.55
58 Facilities	\$28,100	\$29,750	\$4.57
59 Grounds	\$63,158	\$70,500	\$10.84
60 Road Repairs & St Lights	\$5,655	\$10,500	\$1.62
61 Reserves	\$170,725	\$156,100	\$24.00
62 Gen'l/Admin/Financial	\$50,750	\$65,700	\$10.10
64 Home Repairs	\$40,556	\$40,000	\$6.15
65 Depreciation	\$10,500	\$10,500	\$1.62
66 Maintenance Contracts	\$12,300	\$11,700	\$1.80
67 Cablevision	\$85,530	\$97,700	\$15.02
	-----	-----	-----
TOTAL EXPENSES	\$1,546,584	\$1,690,850	\$260.01
	=====	=====	=====
 REVENUE LESS EXPENSE	 \$3,705	 \$0	 (\$0)

** 11 MONTHS ACTUAL, 1 MONTHS ESTIMATED.

8/22/99
APPROVED
MODIFIED 9/5/99

LEISURE GLEN HOMEOWNERS ASSOCIATION
BUDGET & FINANCE COMMITTEE
BUDGET 10/1/99 TO 9/30/2000

=====

51 UTILITIES

511 LIPA

-FROM HISTORY
-ESTIMATE

5111 REC BL			BUDGET TOTAL
	51111 E	\$31,000	
	51112 G	\$14,000	
	Total	\$45,000	\$45,000
5112	GATE HOUSE		\$5,000
5113	PASEO		\$2,000
5114	STREET LIGHTS		\$12,000
5115	HOA BUSINESS OFFICE		\$4,500
	51151 E	\$2,000	
	51152 G	\$2,500	
5116	WELLS		\$6,500
TOTAL			\$75,000

512 TELEPHONE

5121	Rec Bldg	\$1,000	
5122	Gate House	\$3,600	
5123	HOA Office	\$3,200	
5124	Pay Phone	\$700	
5125	Emerg No Rec Bldg	\$500	
TOTAL		\$9,000	\$9,000

513 WATER

5131	Rec Bldg	\$700	
5132	Gate House	\$150	
5133	HOA Office	\$150	
5134	Pool	\$1,000	
5135	All Sprinklers	\$23,000	

TOTAL

514 WASTE DISPOSAL

-Based on two locations, the gate house and the
rec. building. cost is \$50.00 per quarter.

5141 Rec Bldg	\$200	
5142 Gate House	\$200	
TOTAL	\$400	\$400

TOTAL UTILITIES \$109,400

52 SANITATION

-use \$12.95 per month per unit
-Estimate 34 new closings

FISCAL 2000	PRIOR EOM	CLOSINGS	EOM
OCT -99	523	4	527
NOV -99	527	4	531
DEC -99	531	3	534
JAN -00	534	2	536
FEB -00	536	2	538
MAR -00	538	2	540
APR -00	540	2	542
MAY -00	542	3	545
JUN -00	545	3	548
JUL -00	548	3	551
AUG -00	551	3	554
SEP -00	554	3	557
		34	6503
		AVERAGE	542

Avg closings	6503 x \$12.95	\$84,214	
	Tax	\$6,948	
	Adjustment	\$139	
	TOTAL	\$91,300	\$91,300

53 PROFESSIONAL

531 Accounting & Audit	\$4,000	
532 Data Processing	\$7,000	
533 Datumeg	\$7,500	
534 Legal	\$12,000	
	\$30,500	\$30,500

54 SECURITY

-One guard 24 hours /day, one guard 8 hours/day
 -Total of 32 hours x 7 days = 224 hrs./wk.
 -9 holidays = 9 x 32 x 0.5
 -Use \$9.60/hour.
 -\$2.24/hr for use of security car.

541 Shift cost 224 x \$9.60 x 52	\$111,821	
Holiday 9 x 32 x \$9.60 x 0.5	\$1,382	
542 Car usage 8 x 7 x \$2.24 x 52	\$6,523	
	<hr/>	
	\$119,726	
SALES TAX + Adjustment	\$9,974	
	<hr/>	
TOTAL	\$129,700	\$129,700

55 INSURANCE

	ANNUAL COST	
551 Package	\$25,000	
552 Directors & Officers	\$2,200	
553 Boiler + Machinery	\$1,000	
554 Workman's Comp	\$200	
555 NY Disability Insurance	\$600	
	<hr/>	
TOTAL	\$29,000	\$29,000

56 DALTON MANAGEMENT & MAINTENANCE CONTRACT

Contract is for \$25.50 per unit per week w/no COLA

561 Management	\$143,716	
562 Maintenance +Tax	\$622,292	
563 Dumpsters + Tax	\$6,492	
Adjustment	\$0	
	<hr/>	
TOTAL	\$772,500	\$772,500

57 BUS SERVICE CONTRACT -Daily rate is \$229.00

571 Contractual		
-104 full days @ \$229.00	\$23,816	
-104 half days @ \$114.50	\$11,908	
572 Specials	\$276	
	<hr/>	
TOTAL	\$36,000	\$36,000

58 FACILITIES

581	Recreation Bldg		
	5811	Janitorial supplies	\$4,500
	5812	Repairs & Maint	\$8,000
	5813	Lights	\$1,000
	5814	Rec Supplies	\$1,200
	5815	Miscel (Maint Group only)	\$1,000

TOTAL	\$15,700
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582 Pool & Tennis Court

5821	Pool		
	58211	Repairs & Maint	\$8,500
	58212	Supplies	\$500
	58213	Miscellaneous	\$250

TOTAL	\$9,250
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5822 Tennis Court

	58221	Repairs & Maint	\$2,000
	58222	Supplies	\$250
	58223	Miscellaneous	\$250

TOTAL	\$2,500
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583 Security Gate House

	5831	Repairs & Maint	\$1,500
	5832	Supplies	\$500
	5833	Miscellaneous	\$300

TOTAL	\$2,300
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TOTAL ALL	\$29,750	\$29,750
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59 GROUNDS

591	Landscaping (Common Property)		
	5911	Drainage Corrections	\$3,000
	5912	Supplies	\$20,000
	5913	Tree Pruning	\$7,000
	5914	Garden Club Subsidy	\$2,000
	5915	Miscellaneous	\$3,000

TOTAL	\$35,000
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592 Paseo & Common Property

	5921	Replacement Lights	\$3,000
	5922	Repairs & Maintenance	\$15,000

TOTAL	\$18,000
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593 Sprinklers

5931 Supplies	\$14,500	
5932 Miscellaneous	\$3,000	

TOTAL	\$17,500	

TOTAL ALL	\$70,500	\$70,500
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 60 ROADS REPAIRS & STREET LIGHTS

601 Street Lights / Flagpole		
6011 Repairs & Maint	\$2,500	
6012 Replacement Lights	\$2,000	
6013 Miscellaneous	\$500	

TOTAL	\$5,000	

602 Roads & Streets		
6021 Repairs & Maint	\$5,000	
6022 Miscellaneous	\$500	

TOTAL	\$5,500	

TOTAL ALL	\$10,500	\$10,500
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 61 RESERVES

\$3.00	611 Road = \$3.00/mo	\$19,509
\$7.00	612 Roof = \$7.00/mo	\$45,521
\$7.50	613 Paint = \$7.50/mo	\$48,773
\$4.50	617 Facilities = \$4.50/mo	\$29,264
\$1.00	618 Curb Tree Removal = \$1.00	\$6,503
\$1.00	619 Wells = \$1.00/mo	\$6,503
	Adjustment	\$28

\$24.00	-\$24.00 x 6503	\$156,100
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TOTAL	\$156,100	\$156,100
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62 GEN'L / ADMIN / FINANCIAL

621 Bank Charges	\$400
622 Office Equipment Leasing	\$3,000
623 Community Mgr Expense	\$200
624 Dues & Subscriptions	\$500
625 Postage	\$1,800
626 Bldg & Equipment	
6261 Repairs & Maintenance	\$1,000
6262 Supplies	\$700

TOTAL \$7,600

627 Clerical	
6271 Payroll	\$40,000
6272 HOA's Share Payr Tax	\$5,000
6273 Paycheck Service Charge	\$1,500

TOTAL \$46,500

628 Supplies	
6281 Computer	\$1,500
6282 Copier	\$1,500
6283 Fax	\$200
6284 Medical	
62841 Rec Bldg	\$250
62842 Gate House	\$50
62843 Admin Bldg	\$100
62844 Pool	\$300
6285 Office Supplies	\$5,000

TOTAL \$8,900

629 Taxes	
6291 Federal Income	\$1,000
6292 NYS Franchise	\$200

TOTAL \$1,200

630 Miscellaneous	
6301 Contingencies	\$500
6302 Printing	\$1,000

TOTAL \$1,500

TOTAL ALL \$65,700 \$65,700

64 HOME REPAIRS

641 Materials + Contractors

6411 Roof Repairs	\$2,000
6412 Dry Rot	\$6,000
6413 Skylights, Gutters & lead	\$6,000
6414 Driveway Sealing	\$3,000
6415 Security System	\$20,000
6416 Miscellaneous	\$3,000

TOTAL

\$40,000

\$40,000

65 DEPRECIATION

651 Computers	2500.00
652 Wells	8000.00

TOTAL

\$10,500

\$10,500

66 MAINTENANCE CONTRACTS/SERVICE CONTRACTS

661 Computer Microkey	\$1,500
662 Copier	\$500
663 Gate Card Reader	\$1,300
664 Ansul Inspection	\$150
665 LI Tech & Miscel	\$1,500
666 LI Mech Hvac	\$5,000
667 Fire Alarm System	\$550
668 Sprinkler System Inspectio	\$600
669 Piano Tuning	\$600

TOTAL

\$11,700

\$11,700

67 CABLEVISION

671 Contractual Agreement
 6503 x \$15.00/month
 Adjustment

\$97,640
 \$60

TOTAL

\$97,700

\$97,700

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TOTAL FOR ALL CATEGORIES		\$1,690,850
LESS MISCEL INCOME & INTEREST		(\$5,000)
LESS TRANSFER FEES (resales @ \$250 estimate 20 units)		(\$5,000)
LESS BUILDER PAYMENT FOR SALES OFFICE (\$500/UNIT/MO)		(\$6,000)
LESS MAINTENANCE FEE REVENUE ESTIMATE \$255 X	6503	(\$1,658,265)
LESS TRANSFER FROM PREVIOUS SURPLUS		(\$16,585)
LESS DEFICIT/SURPLUS (+)		----- \$0
PERCENT OF BUDGET	\$0.00 PER HOME	0.00%

FOOTNOTES TO THE OPERATING BUDGET

REVENUE

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40 REVENUE

Our new budget shown on the preceding pages covers our fiscal year commencing October 1. (10/1/99 - 9/30/00). During this period, Leisure Glen, L.P., the owner of the undeveloped land, and Timber Ridge, are required to remit the maintenance fees on the units they own. These units are located at the corner of Glen Drive and Amagansett court and are currently used as the Associations' Administrative Offices. These fees are included in the maintenance fee line. In addition, Timber Ridge Homes at Leisure Glen Inc., the Sponsor/Builder, reimburses the Association (at a rate of \$500.00 per month for additional expenses related to their efforts to sell new homes. On the basis of information supplied to us by Timber Ridge, we have forecasted additional units to be occupied in 1999 and 2000 and have added them to our revenue stream. We also derive income from transfer fees on the re-sale of existing homes, interest on the operating cash investments, late charges, copier fees, and some small peripheral items.

EXPENDITURES

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50 UTILITIES

Common electricity is provided by LIPA for the wells, walks, street lights, recreational facilities, administration office, and the gatehouse. The costs are based on historical usage. Gas is provided by Brooklin Union Gas Co. for heating the recreation building. At this time sewerage is provided by the Suffolk County Sewer Authority for the recreation building and the gatehouse 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, gatehouse, and pool. Telephone expenses for the recreation area, gatehouse, 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. Year over year increase mainly attributable to addition of new sections and operation of existing wells.

52 SANITATION

Sanitation is provided by Detail Carting Company for the removal of and disposal of all garbage and recyclables, which includes the container at the Recreation Building. The cost of this service is \$12.95 per unit per month, and will continue at that level until 5/31/2001.

53 PROFESSIONAL

We have grouped together the payments by the Association to our attorney, our outside accountants, data processing consultants, and our contractor for processing our accounts receivable information. We are taking these steps so we can link together and more closely monitor expenditures of a similar nature.

54 SECURITY

Peace Security is under contract with the Association to provide twenty four hour gatehouse service and a roving patrol car throughout the community seven days per week, 7PM to 3AM. Charges for the guards' services is \$9.60 per hour for regular pay; \$14.40 per hour for holiday pay; and \$2.24 per hour per hour car usage. This contract expires 11/1/00.

55 INSURANCE

Property and liability insurance is provided under a package policy obtained through Community Associates Underwriters for all property owned by the Association. Structures and personal property are covered on an all risks "basis" for guaranteed replacement cost. The Associations exposure to liability claims is covered to a maximum of \$6,000,000. Directors, Officers, and committee members will continue to be covered under a separate policy of up to a maximum of \$3,000,000. Boiler and Machinery and Workers' Medical Compensation coverage will be continued.

56 MANAGEMENT AND MAINTENANCE SERVICES

This service agreement is with Dalton Contracting Corp. and expires 9/30/01. Included in this service agreement is the management and maintenance of all common areas, lawns, parking areas, roads, wells, and all recreational facilities. It also includes materials for such activities as four fertilizations, liming, weed & crabgrass control, and tree spraying at a cost of \$25.50 per unit per week. It also provides for twelve months availability of a dumpster for debris resulting from their activities.

57 BUS SERVICE CONTRACT

This contract is currently with Laidlaw Bus Co and provides for the payments of \$229.00 for each full day of operation (Wednesdays & Thursdays) and \$114.50 for each half-day of operation (Sundays & Mondays). The projected cost reflects a COLA increase of 1.8 %. This service is available to our residents for attendance at religious services, local shopping and banking, and trips to nearby shopping plazas.

58 FACILITIES

This cost is for our facilities, (recreation building, pool, tennis courts, and other playing fields). This cost category will provide us with the ability to analyze costs more closely, based on historical data, and give us the opportunity to predict more accurately our future costs in this area.

59 GROUNDS

Included in this category are sprinkler parts, repairs & maintenance and replacement lights for the Paseo, fungicides, tree sprays, tree pruning, drainage corrections in common areas, contribution to the Garden Club for plantings on the Paseo and at the clubhouse, and other similar expenses.

60 ROAD REPAIRS & STREET LIGHTS

This cost covers the replacement of lights and repairs and maintenance on roads including Glen Drive, and Leisure Drive, and the various courts.

61 RESERVE FUNDS

Provides for a reserve to offset future costs relating to replacement of items such as roadways, recreational building roof, dwelling unit roofs, and repainting of dwelling units and recreation building interior and exterior facia, heating/ventilating & air conditioning equipment in the clubhouse, tree removal, and tennis courts. These funds also provide for existing wells, and paseo concrete work, wherever located, pergolas, and similar items. Computer models are used to project the revenue/expense stream. These amounts are adequate to cover all such expenses, and they are frequently reviewed, so there should be no surprises.

62 GEN'L/ADMIN/FINANCIAL

This cost now includes the cost of two persons and has been increased accordingly. The bookkeeping and clerical function are now employees of the Association. This allows us to be independent of Mgmt contract in the administrative area. Other expenses are for copier lease, postage, paper supplies, printing, taxes and paycheck service.

64 HOME REPAIRS

These expenses are for certain repairs to residents' homes including dry rot, roof repair, driveway sealing and includes both labor and materials. Driveway replacement is allocated to the Road Reserve Account. Also includes repairs to the Homeowners' Security System.

65 DEPRECIATION

This category is for the depreciation of our paid for capital assets, the computers, and wells. Cash equivalent to this expense is transferred from our checking account, as a repayment to the Working Capital Account for monies advanced for the placement of wells and computers.

66 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, our security system, the fire alarm & sprinkler system for the Rec. Bldg, and for the kitchen equipment.

67 CABLEVISION

The HOA remits to Cablevision the fee for this service, which is \$15.00 per month per unit.