

## 2017 OPERATING/RESERVE BUDGETS

| <b>Income</b>                       |                    |
|-------------------------------------|--------------------|
| <b>Description</b>                  | <b>2017 Budget</b> |
| <b>Assessments</b>                  |                    |
| <b>Annual Assessments-Total</b>     | <b>400,725</b>     |
| Reserve Account Allocation          | 193,645            |
| Budgeted Reserve Allocation         | 48.3%              |
| Operating Account Allocation        | 207,080            |
| Budgeted Operating Allocation       | 51.7%              |
| <b>Other Operating Income</b>       |                    |
| Late Fees                           | 300                |
| Legal Collection Fees Reimbursement | 0                  |
| Dividend/Interest Income            | 100                |
| Guest Fees                          | 2,000              |
| Other Income                        | 0                  |
| <b>Total Other Operating Income</b> | <b>2,400</b>       |
| <b>TOTAL OPERATING INCOME</b>       | <b>209,480</b>     |

| <b>OPERATING ACCOUNT</b>            |                    |
|-------------------------------------|--------------------|
| <b>Description</b>                  | <b>2017 Budget</b> |
| <b>Income</b>                       |                    |
| Operating Allocation                | 209,480            |
| <b>Administration</b>               |                    |
| Accounting Expense                  | 8,500              |
| Legal Expense-Collections           | 400                |
| Insurance Expense                   | 23,500             |
| Internet Expense                    | 750                |
| Printing, Supplies, & Postage       | 1,200              |
| Professional Fees-Governance        | 500                |
| Taxes - Income & R.E.               | 0                  |
| Bank Fees/Misc.                     | 100                |
| Delinquent Collections              | 0                  |
| <b>Total Admin Expenses</b>         | <b>34,950</b>      |
| <b>Pool</b>                         |                    |
| Pool - Electric Expense             | 5,500              |
| Pool - Gas Expense                  | 5,000              |
| Pool - Refuse Removal               | 900                |
| Pool - Telephone Expense            | 880                |
| Pool - Water & Sewer Expense        | 5,000              |
| Pool - Management Fees              | 76,000             |
| Pool - Payroll Taxes                | 0                  |
| Pool - Repair                       | 3,500              |
| Pool - Supplies                     | 3,000              |
| Pool - License Renewal              | 500                |
| Pool - Misc. Expense                | 500                |
| <b>Total Pool Expense</b>           | <b>100,780</b>     |
| <b>Lake - Flint Creek Expense</b>   |                    |
| Lake Maintenance                    | 14,500             |
| Weed Control-Flint Creek            | 7,000              |
| Lake-Geese/Animal Control           | 0                  |
| Island Maintenance                  | 0                  |
| <b>Total Lake-Creek Expense</b>     | <b>21,500</b>      |
| <b>Tennis</b>                       |                    |
| Tennis Courts                       | 1,600              |
| <b>Total Tennis Expense</b>         | <b>1,600</b>       |
| <b>Safety/Welfare</b>               |                    |
| Misc.                               | 500                |
| <b>Total Safety/Welfare</b>         | <b>500</b>         |
| <b>Common Grounds</b>               |                    |
| Electric                            | 1,300              |
| Water/Sewer                         | 500                |
| Repairs & Maintenance               | 1,800              |
| Lighting: Repair & Maintenance      | 750                |
| Landscaping Maintenance             | 32,500             |
| Landscaping Restoration             | 3,500              |
| Tree Removal/Shrub Trimming         | 3,500              |
| Snow Removal                        | 3,000              |
| Mosquito Spraying                   | 2,300              |
| Decorations                         | 1,000              |
| <b>Total Common Grounds Expense</b> | <b>50,150</b>      |
| <b>TOTAL OPERATING EXPENSE</b>      | <b>209,480</b>     |
| <b>OPERATING NET INCOME (LOSS)</b>  | <b>0</b>           |

| <b>RESERVE EXPENSES</b>                      |                    |
|--|--------------------|
| <b>Description</b>                           | <b>2017 Budget</b> |
| <b>Income</b>                                |                    |
| Reserve Allocation                           | 193,645            |
| Dividend / Interest Income                   | 500                |
| <b>Total Reserve Income</b>                  | <b>194,145</b>     |
| <b>Common Grounds</b>                        |                    |
| Backflow                                     | 0                  |
| Entryways, Tennis                            | 0                  |
| Landscaping                                  | 6,000              |
| Footpath                                     | 0                  |
| Landscape Restoration                        | 0                  |
| Boat Dock Light and picnic table replacement | 6,500              |
| Repaint Playset                              | 3,500              |
| Asphalt - Parking Lots, Driveways, Paths     | 0                  |
| <b>Total Common Grounds</b>                  | <b>16,000</b>      |
| <b>Lake</b>                                  |                    |
| Aerators                                     | 0                  |
| Carp Barrier                                 | 0                  |
| Circulation and sedimentation monitoring     | 0                  |
| Island Erosion Control                       | 15,000             |
| Lake Studies'                                | 0                  |
| <b>Total Lake</b>                            | <b>15,000</b>      |
| <b>Pool</b>                                  |                    |
| Waterproof shades                            |                    |
| Equipment / Furniture                        | 35,000             |
| AED  | 0                  |
| <b>Total Pool</b>                            | <b>35,000</b>      |
| <b>Pool House</b>                            |                    |
| Equipment                                    | 0                  |
| New Door locks                               | 1,000              |
| New doors                                    | 0                  |
| Plumbing Repairs                             | 0                  |
| Renovation                                   | 0                  |
| Men's Room                                   | 0                  |
| <b>Total Pool House</b>                      | <b>1,000</b>       |
| <b>Other</b>                                 |                    |
| Reserve Study                                | 3,500              |
| Supplies, Miscellaneous                      | 0                  |
| Redesign website                             | 3,500              |
| Tennis Windscreens                           | 0                  |
| Management Plan / Permits                    | 0                  |
| <b>Total Other</b>                           | <b>7,000</b>       |
| <b>TOTAL RESERVE EXPENSE w/o Pool</b>        | <b>74,000</b>      |
| <b>RESERVE NET INCOME (LOSS) w/o Pool</b>    | <b>120,145</b>     |
| Pool Replacement                             | 0                  |
| <b>RESERVE NET INCOME (LOSS)</b>             | <b>120,145</b>     |

| <b>Potential Reserve Projects</b>          |  |
|--|--|
| <b>Potential Outlays</b>                   |  |
| Cul de sac Islands and other               |  |
| Tree Removal and Replacement               |  |
| New Boat Racks                             |  |
| New Driveway (lake) and parking lot (pool) |  |
| Lake dredging                              |  |
| Color coat tennis courts                   |  |
| Pool House Roof                            |  |
| Pool House Doors                           |  |
| Partial Fence Replacement                  |  |
| Pool House Renovation                      |  |
| Repaint Pool                               |  |
| <b>TOTAL</b>                               |  |