

**LAKE FRONT HOMEOWNERS ASSOCIATION, INC.**

## **FY2009 BUDGET**

Ratified  
December 4, 2008

This budget is based on assessments increasing from the current level of \$154.00 per unit per month to \$159.00 per unit per month.

**Assessments are paid monthly.**

**Prepared by  
Lori Huffman, CMCA  
MSI, LLC**

| Account              | January            | February         | March            | April              | May                  | June                 | July                 | August               | September            | October              | November           | December             | Yr To Date             | Over/Under          |
|----------------------|--------------------|------------------|------------------|--------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|--------------------|----------------------|------------------------|---------------------|
| Water/Sewer          | 506.00<br>719.61   | 529.00<br>798.49 | 552.00<br>340.30 | 575.00<br>821.53   | 598.00<br>665.89     | 1,620.00<br>1,094.02 | 1,640.00<br>1,372.09 | 1,670.00<br>1,299.29 | 1,690.00<br>1,486.89 | 1,700.00<br>1,428.00 | 736.00<br>1,400.00 | 759.00<br>1,000.00   | 12,575.00<br>12,426.11 | -148.89<br>98.82%   |
| Electricity          | 54.00<br>34.18     | 57.00<br>25.66   | 59.00<br>31.42   | 62.00<br>32.07     | 64.00<br>32.46       | 66.00<br>31.71       | 69.00<br>31.37       | 71.00<br>27.49       | 74.00<br>28.14       | 76.00<br>32.00       | 79.00<br>32.00     | 81.00<br>35.00       | 812.00<br>373.50       | -438.50<br>46.00%   |
| Management           | 800.00<br>700.00   | 800.00<br>700.00 | 800.00<br>800.00 | 800.00<br>800.00   | 800.00<br>800.00     | 800.00<br>1,050.00   | 800.00<br>800.00     | 800.00<br>800.00     | 800.00<br>800.00     | 800.00<br>800.00     | 800.00<br>800.00   | 800.00<br>800.00     | 9,600.00<br>9,650.00   | 50.00<br>100.52%    |
| A/R Processing Fees  | 0.00<br>15.00      | 0.00<br>-20.00   | 0.00<br>60.00    | 0.00<br>0.00       | 0.00<br>45.00        | 0.00<br>45.00        | 0.00<br>30.00        | 0.00<br>45.00        | 0.00<br>45.00        | 0.00<br>15.00        | 0.00<br>30.00      | 0.00<br>30.00        | 0.00<br>340.00         | 340.00<br>0.00%     |
| Lien Processing Fees | 0.00<br>0.00       | 0.00<br>0.00     | 0.00<br>0.00     | 0.00<br>0.00       | 0.00<br>0.00         | 0.00<br>0.00         | 0.00<br>150.00       | 0.00<br>0.00         | 0.00<br>0.00         | 0.00<br>0.00         | 0.00<br>0.00       | 0.00<br>0.00         | 0.00<br>150.00         | 150.00<br>0.00%     |
| Reserve Study        | 0.00<br>0.00       | 0.00<br>0.00     | 500.00<br>0.00   | 0.00<br>0.00       | 0.00<br>0.00         | 0.00<br>0.00         | 0.00<br>0.00         | 0.00<br>0.00         | 0.00<br>250.00       | 0.00<br>0.00         | 0.00<br>0.00       | 0.00<br>250.00       | 500.00<br>500.00       | 0.00<br>100.00%     |
| Postage              | 11.00<br>3.67      | 11.00<br>3.73    | 11.00<br>2.90    | 11.00<br>64.64     | 11.00<br>3.74        | 11.00<br>6.81        | 11.00<br>3.46        | 11.00<br>11.42       | 11.00<br>8.55        | 11.00<br>6.00        | 11.00<br>65.00     | 7.00<br>9.00         | 128.00<br>188.92       | 60.92<br>147.59%    |
| Administrative       | 100.00<br>51.25    | 60.00<br>52.00   | 60.00<br>54.85   | 160.00<br>133.75   | 60.00<br>62.45       | 60.00<br>52.95       | 60.00<br>54.25       | 60.00<br>94.65       | 60.00<br>54.30       | 160.00<br>63.00      | 60.00<br>140.00    | 60.00<br>120.00      | 960.00<br>933.45       | -26.55<br>97.23%    |
| Audit/Tax Prep       | 0.00<br>0.00       | 0.00<br>0.00     | 0.00<br>200.00   | 0.00<br>0.00       | 0.00<br>0.00         | 0.00<br>0.00         | 0.00<br>0.00         | 0.00<br>0.00         | 0.00<br>0.00         | 0.00<br>0.00         | 0.00<br>0.00       | 0.00<br>0.00         | 0.00<br>200.00         | 200.00<br>0.00%     |
| Insurance            | 211.00<br>210.58   | 211.00<br>0.00   | 0.00<br>162.00   | 1,101.00<br>840.00 | 1,700.00<br>1,491.97 | 567.00<br>397.63     | 567.00<br>397.63     | 567.00<br>397.63     | 567.00<br>397.63     | 567.00<br>398.00     | 567.00<br>559.00   | 567.00<br>398.00     | 7,192.00<br>5,650.07   | -1,541.93<br>78.56% |
| Grounds Maintenance  | 348.00<br>0.00     | 348.00<br>0.00   | 1,392.00<br>0.00 | 1,392.00<br>0.00   | 1,392.00<br>0.00     | 1,392.00<br>0.00     | 1,392.00<br>1,650.76 | 1,392.00<br>0.00     | 1,392.00<br>0.00     | 1,462.00<br>1,000.00 | 365.00<br>500.00   | 365.00<br>0.00       | 12,632.00<br>3,150.76  | -9,481.24<br>24.94% |
| Fert/Weed/Insect     | 0.00<br>0.00       | 0.00<br>0.00     | 29.00<br>0.00    | 29.00<br>0.00      | 29.00<br>0.00        | 29.00<br>0.00        | 29.00<br>0.00        | 29.00<br>0.00        | 29.00<br>0.00        | 30.00<br>0.00        | 0.00<br>0.00       | 0.00<br>0.00         | 233.00<br>0.00         | -233.00<br>0.00%    |
| Grds Rpr - Sprinkler | 0.00<br>0.00       | 0.00<br>0.00     | 0.00<br>0.00     | 0.00<br>0.00       | 50.00<br>0.00        | 50.00<br>0.00        | 50.00<br>0.00        | 50.00<br>0.00        | 50.00<br>150.00      | 50.00<br>0.00        | 0.00<br>0.00       | 0.00<br>0.00         | 300.00<br>150.00       | -150.00<br>50.00%   |
| Grds Rpr - Other     | 0.00<br>0.00       | 0.00<br>0.00     | 0.00<br>0.00     | 0.00<br>0.00       | 50.00<br>0.00        | 50.00<br>0.00        | 50.00<br>0.00        | 50.00<br>0.00        | 0.00<br>0.00         | 0.00<br>0.00         | 0.00<br>0.00       | 0.00<br>0.00         | 200.00<br>0.00         | -200.00<br>0.00%    |
| Tot Lot Repairs      | 17.00<br>0.00      | 17.00<br>0.00    | 17.00<br>0.00    | 17.00<br>0.00      | 17.00<br>0.00        | 17.00<br>0.00        | 17.00<br>0.00        | 17.00<br>0.00        | 17.00<br>0.00        | 17.00<br>0.00        | 17.00<br>0.00      | 13.00<br>0.00        | 200.00<br>0.00         | -200.00<br>0.00%    |
| Lighting Maintenance | 28.00<br>0.00      | 28.00<br>0.00    | 28.00<br>0.00    | 28.00<br>0.00      | 28.00<br>0.00        | 28.00<br>0.00        | 28.00<br>0.00        | 28.00<br>0.00        | 28.00<br>0.00        | 28.00<br>0.00        | 28.00<br>0.00      | 32.00<br>0.00        | 340.00<br>0.00         | -340.00<br>0.00%    |
| Snow Removal         | 750.00<br>2,488.00 | 0.00<br>932.50   | 0.00<br>175.00   | 0.00<br>0.00       | 0.00<br>0.00         | 0.00<br>0.00         | 0.00<br>0.00         | 0.00<br>0.00         | 0.00<br>0.00         | 0.00<br>0.00         | 1,200.00<br>900.00 | 1,200.00<br>1,200.00 | 3,150.00<br>5,695.50   | 2,545.50<br>180.81% |

| Account              | January  | February | March    | April    | May      | June     | July     | August   | September | October  | November | December | Yr To Date | Over/Under |
|----------------------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|----------|----------|----------|------------|------------|
| Fence Maintenance    | 0.00     | 0.00     | 0.00     | 0.00     | 50.00    | 0.00     | 0.00     | 0.00     | 0.00      | 50.00    | 0.00     | 0.00     | 100.00     | -100.00    |
|                      | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00      | 0.00     | 0.00     | 0.00     | 0.00       | 0.00%      |
| Bldg Rep - Roofing   | 42.00    | 42.00    | 42.00    | 42.00    | 42.00    | 42.00    | 42.00    | 42.00    | 42.00     | 42.00    | 42.00    | 38.00    | 500.00     | -500.00    |
|                      | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00      | 0.00     | 0.00     | 0.00     | 0.00       | 0.00%      |
| Bldg Rep - Plumbing  | 33.00    | 33.00    | 33.00    | 33.00    | 33.00    | 33.00    | 33.00    | 33.00    | 33.00     | 33.00    | 33.00    | 37.00    | 400.00     | -400.00    |
|                      | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00      | 0.00     | 0.00     | 0.00     | 0.00       | 0.00%      |
| Bldg Rep - Other     | 42.00    | 42.00    | 42.00    | 42.00    | 42.00    | 42.00    | 42.00    | 42.00    | 42.00     | 42.00    | 42.00    | 38.00    | 500.00     | -500.00    |
|                      | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00      | 0.00     | 0.00     | 0.00     | 0.00       | 0.00%      |
| Trash Removal        | 225.00   | 236.00   | 246.00   | 256.00   | 266.00   | 276.00   | 287.00   | 297.00   | 307.00    | 317.00   | 328.00   | 338.00   | 3,379.00   | -966.72    |
|                      | 117.00   | 175.78   | 175.78   | 175.78   | 175.78   | 186.12   | 186.12   | 196.46   | 196.46    | 207.00   | 310.00   | 310.00   | 2,412.28   | 71.39%     |
| Transfer to Reserves | 1,156.00 | 1,209.00 | 1,261.00 | 1,314.00 | 1,366.00 | 1,419.00 | 1,471.00 | 1,523.00 | 1,576.00  | 1,629.00 | 1,681.00 | 1,734.00 | 17,339.00  | -13,555.00 |
|                      | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 2,575.00 | 0.00     | 1,209.00 | 0.00      | 0.00     | 0.00     | 0.00     | 3,784.00   | 21.82%     |
| Miscellaneous        | 8.00     | 8.00     | 8.00     | 8.00     | 8.00     | 8.00     | 8.00     | 8.00     | 8.00      | 8.00     | 8.00     | 12.00    | 100.00     | -1.70      |
|                      | 0.00     | 0.00     | 98.30    | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00      | 0.00     | 0.00     | 0.00     | 98.30      | 98.30%     |

| Account      | January   | February  | March    | April    | May      | June      | July     | August   | September | October  | November | December | Yr To Date | Over/Under |
|--------------|-----------|-----------|----------|----------|----------|-----------|----------|----------|-----------|----------|----------|----------|------------|------------|
| Inflow       | 4,331.00  | 3,850.00  | 4,861.00 | 5,870.00 | 6,606.00 | 6,510.00  | 6,596.00 | 6,690.00 | 6,726.00  | 7,022.00 | 5,997.00 | 6,081.00 | 71,140.00  | -22,177.00 |
|              | 4,101.00  | 3,719.00  | 3,738.00 | 4,926.00 | 3,414.00 | 4,160.00  | 4,631.00 | 3,542.00 | 3,575.00  | 3,575.00 | 6,006.00 | 3,576.00 | 48,963.00  |            |
| Expense      | 4,331.00  | 3,631.00  | 5,080.00 | 5,870.00 | 6,606.00 | 6,510.00  | 6,596.00 | 6,690.00 | 6,726.00  | 7,022.00 | 5,997.00 | 6,081.00 | 71,140.00  | -25,437.11 |
|              | 4,339.29  | 2,668.16  | 2,100.55 | 2,867.77 | 3,277.29 | 5,439.24  | 4,675.68 | 4,080.94 | 3,416.97  | 3,949.00 | 4,736.00 | 4,152.00 | 45,702.89  |            |
| Net          | 0.00      | 219.00    | -219.00  | 0.00     | 0.00     | 0.00      | 0.00     | 0.00     | 0.00      | 0.00     | 0.00     | 0.00     |            |            |
|              | -238.29   | 1,050.84  | 1,637.45 | 2,058.23 | 136.71   | -1,279.24 | -44.68   | -538.94  | 158.03    | -374.00  | 1,270.00 | -576.00  |            |            |
| Gain/Loss    | 0.00      | 219.00    | 0.00     | 0.00     | 0.00     | 0.00      | 0.00     | 0.00     | 0.00      | 0.00     | 0.00     | 0.00     |            |            |
|              | -238.29   | 812.55    | 2,450.00 | 4,508.23 | 4,644.94 | 3,365.70  | 3,321.02 | 2,782.08 | 2,940.11  | 2,566.11 | 3,836.11 | 3,260.11 |            |            |
| Cash Balance | 310.00    | 529.00    | 310.00   | 310.00   | 310.00   | 310.00    | 310.00   | 310.00   | 310.00    | 310.00   | 310.00   | 310.00   |            |            |
|              | -2,073.84 | -1,023.00 | 614.45   | 2,672.68 | 2,809.39 | 1,530.15  | 1,485.47 | 946.53   | 1,104.56  | 730.56   | 2,000.56 | 1,424.56 |            |            |
| More/Less    | -2,383.84 | -1,552.00 | 304.45   | 2,362.68 | 2,499.39 | 1,220.15  | 1,175.47 | 636.53   | 794.56    | 420.56   | 1,690.56 | 1,114.56 |            |            |

Operating Budget Summary  
 Lake Front Homeowners Association, Inc.  
 FY 2009 Budget

| Description                       | 2009      | 2008             |
|-----------------------------------|-----------|------------------|
|                                   | Budget    | Projected Actual |
| -----                             |           |                  |
| Income                            |           |                  |
| Assessments - Homeowners          | 71,550.00 | 44,190.60        |
| Working Capital                   | 3,816.00  | 3,280.00         |
| Interest - Operating Fund         | 4.00      | 3.54             |
| Late/Interest Fee                 | 465.00    | 487.34           |
| Lien Fee                          | 200.00    | 150.00           |
| Builder Contribution              | 4,094.00  | 2,000.00         |
| -----                             |           |                  |
| Total Income                      | 80,129.00 | 50,111.48        |
|                                   |           |                  |
| Expenses                          |           |                  |
| Water/Sewer                       | 20,850.00 | 11,919.49        |
| Electricity                       | 479.00    | 371.69           |
| Management                        | 4,200.00  | 9,650.00         |
| A/R Processing Fees               | 375.00    | 355.00           |
| Lien Processing Fees              | 200.00    | 150.00           |
| Reserve Study                     | 0.00      | 500.00           |
| Postage                           | 242.00    | 132.26           |
| Administrative                    | 1,414.00  | 1,063.15         |
| Audit/Tax Preparation             | 200.00    | 200.00           |
| Insurance                         | 8,679.00  | 5,488.33         |
| Grounds Maintenance               | 6,678.00  | 3,150.76         |
| Fertilization/Weed/Insect Control | 480.00    | 0.00             |
| Grounds Repairs - Sprinklers      | 474.00    | 150.00           |
| Grounds Repairs - Other           | 200.00    | 0.00             |
| Tot Lot Repairs                   | 200.00    | 0.00             |
| Native Area Maintenance           | 750.00    | 0.00             |
| Lighting Maintenance              | 521.00    | 0.00             |
| Snow Removal                      | 7,555.00  | 5,695.50         |
| Fence Maintenance                 | 100.00    | 0.00             |
| Building Repairs - Roofing        | 1,000.00  | 0.00             |
| Building Repairs - Plumbing       | 500.00    | 0.00             |
| Building Repairs - Other          | 1,000.00  | 0.00             |
| Trash Removal                     | 4,932.00  | 2,412.08         |
| Transfer to Reserves              | 19,000.00 | 3,784.00         |
| Miscellaneous                     | 100.00    | 98.30            |
| -----                             |           |                  |
| Total Expenses                    | 80,129.00 | 45,120.56        |
| -----                             |           |                  |
| Net                               | 0.00      | 4,990.92         |

Lake Front Homeowners Association, Inc.  
Operating Budget Detail  
FY 2009 Budget

| Account              | January  | February | March    | April    | May      | June     | July     | August   | September | October  | November | December | Yr To Date | Over/Under | Total Budget |
|----------------------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|----------|----------|----------|------------|------------|--------------|
| Water/Sewer          | 1,056.00 | 1,089.00 | 1,122.00 | 1,155.00 | 1,188.00 | 2,221.00 | 2,254.00 | 2,287.00 | 2,320.00  | 2,353.00 | 2,386.00 | 1,419.00 | 20,850.00  | 0.00       | 20,850.00    |
| Electricity          | 45.00    | 33.00    | 40.00    | 40.00    | 41.00    | 41.00    | 40.00    | 35.00    | 36.00     | 40.00    | 41.00    | 47.00    | 479.00     | 0.00       | 479.00       |
| Management           | 350.00   | 350.00   | 350.00   | 350.00   | 350.00   | 350.00   | 350.00   | 350.00   | 350.00    | 350.00   | 350.00   | 350.00   | 4,200.00   | 0.00       | 4,200.00     |
| A/R Processing Fees  | 15.00    | 15.00    | 45.00    | 15.00    | 45.00    | 45.00    | 30.00    | 45.00    | 45.00     | 15.00    | 30.00    | 30.00    | 375.00     | 0.00       | 375.00       |
| Lien Processing Fees | 0.00     | 0.00     | 0.00     | 100.00   | 0.00     | 0.00     | 0.00     | 0.00     | 0.00      | 100.00   | 0.00     | 0.00     | 200.00     | 0.00       | 200.00       |
| Postage              | 5.00     | 5.00     | 4.00     | 82.00    | 5.00     | 9.00     | 4.00     | 14.00    | 12.00     | 8.00     | 82.00    | 12.00    | 242.00     | 0.00       | 242.00       |
| Administrative       | 176.00   | 77.00    | 80.00    | 181.00   | 90.00    | 78.00    | 79.00    | 131.00   | 80.00     | 90.00    | 189.00   | 163.00   | 1,414.00   | 0.00       | 1,414.00     |
| Audit/Tax Prep       | 0.00     | 0.00     | 200.00   | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00      | 0.00     | 0.00     | 0.00     | 200.00     | 0.00       | 200.00       |
| Insurance            | 398.00   | 400.00   | 400.00   | 924.00   | 2,005.00 | 936.00   | 536.00   | 536.00   | 936.00    | 536.00   | 536.00   | 536.00   | 8,679.00   | 0.00       | 8,679.00     |
| Grounds Maintenance  | 249.00   | 278.00   | 302.00   | 603.00   | 603.00   | 661.00   | 708.00   | 708.00   | 708.00    | 743.00   | 743.00   | 372.00   | 6,678.00   | 0.00       | 6,678.00     |
| Fert/Weed/Insect     | 0.00     | 0.00     | 63.00    | 63.00    | 63.00    | 69.00    | 74.00    | 74.00    | 74.00     | 0.00     | 0.00     | 0.00     | 480.00     | 0.00       | 480.00       |
| Grds Rpr - Sprinkler | 0.00     | 0.00     | 0.00     | 0.00     | 79.00    | 79.00    | 79.00    | 79.00    | 79.00     | 79.00    | 0.00     | 0.00     | 474.00     | 0.00       | 474.00       |
| Grds Rpr - Other     | 0.00     | 0.00     | 0.00     | 0.00     | 50.00    | 50.00    | 50.00    | 50.00    | 0.00      | 0.00     | 0.00     | 0.00     | 200.00     | 0.00       | 200.00       |
| Tot Lot Repairs      | 0.00     | 0.00     | 50.00    | 0.00     | 0.00     | 50.00    | 0.00     | 0.00     | 50.00     | 0.00     | 0.00     | 50.00    | 200.00     | 0.00       | 200.00       |
| Native Area Maint    | 0.00     | 0.00     | 0.00     | 0.00     | 400.00   | 350.00   | 0.00     | 0.00     | 0.00      | 0.00     | 0.00     | 0.00     | 750.00     | 0.00       | 750.00       |
| Lighting Maintenance | 43.00    | 43.00    | 43.00    | 43.00    | 43.00    | 43.00    | 43.00    | 43.00    | 43.00     | 43.00    | 43.00    | 48.00    | 521.00     | 0.00       | 521.00       |
| Snow Removal         | 3,185.00 | 1,194.00 | 224.00   | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00      | 0.00     | 1,152.00 | 1,800.00 | 7,555.00   | 0.00       | 7,555.00     |
| Fence Maintenance    | 0.00     | 0.00     | 0.00     | 0.00     | 50.00    | 0.00     | 0.00     | 0.00     | 0.00      | 50.00    | 0.00     | 0.00     | 100.00     | 0.00       | 100.00       |
| Bldg Rep - Roofing   | 83.00    | 83.00    | 83.00    | 83.00    | 83.00    | 83.00    | 83.00    | 83.00    | 83.00     | 83.00    | 83.00    | 87.00    | 1,000.00   | 0.00       | 1,000.00     |
| Bldg Rep - Plumbing  | 42.00    | 42.00    | 42.00    | 42.00    | 42.00    | 42.00    | 42.00    | 42.00    | 42.00     | 42.00    | 42.00    | 38.00    | 500.00     | 0.00       | 500.00       |
| Bldg Rep - Other     | 83.00    | 83.00    | 83.00    | 83.00    | 83.00    | 83.00    | 83.00    | 83.00    | 83.00     | 83.00    | 83.00    | 87.00    | 1,000.00   | 0.00       | 1,000.00     |
| Trash Removal        | 351.00   | 362.00   | 373.00   | 384.00   | 395.00   | 406.00   | 416.00   | 427.00   | 438.00    | 449.00   | 460.00   | 471.00   | 4,932.00   | 0.00       | 4,932.00     |
| Transfer to Reserves | 1,583.00 | 1,583.00 | 1,583.00 | 1,583.00 | 1,583.00 | 1,583.00 | 1,583.00 | 1,583.00 | 1,583.00  | 1,583.00 | 1,583.00 | 1,587.00 | 19,000.00  | 0.00       | 19,000.00    |
| Miscellaneous        | 0.00     | 0.00     | 50.00    | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00      | 50.00    | 0.00     | 0.00     | 100.00     | 0.00       | 100.00       |

| Account      | January  | February | March    | April    | May       | June      | July      | August    | September | October   | November  | December | Yr To Date | Over/Under | Total Budget |
|--------------|----------|----------|----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------|------------|------------|--------------|
| Inflow       | 7,664.00 | 5,604.00 | 5,764.00 | 5,922.00 | 6,081.00  | 6,441.00  | 6,399.00  | 6,558.00  | 6,718.00  | 6,876.00  | 7,803.00  | 8,299.00 | 80,129.00  | 0.00       | 80,129.00    |
| Expense      | 7,664.00 | 5,637.00 | 5,137.00 | 5,731.00 | 7,198.00  | 7,179.00  | 6,454.00  | 6,570.00  | 6,962.00  | 6,697.00  | 7,803.00  | 7,097.00 | 80,129.00  | 0.00       | 80,129.00    |
| Net          | 0.00     | -33.00   | 627.00   | 191.00   | -1,117.00 | -738.00   | -55.00    | -12.00    | -244.00   | 179.00    | 0.00      | 1,202.00 |            |            |              |
| Gain/Loss    | 0.00     | -33.00   | 594.00   | 785.00   | -332.00   | -1,070.00 | -1,125.00 | -1,137.00 | -1,381.00 | -1,202.00 | -1,202.00 | 0.00     |            |            |              |
| Cash Balance | 1,424.00 | 1,391.00 | 2,018.00 | 2,209.00 | 1,092.00  | 354.00    | 299.00    | 287.00    | 43.00     | 222.00    | 222.00    | 1,424.00 |            |            |              |

**LAKE FRONT HOMEOWNERS ASSOCIATION, INC.**  
**FY2009 BUDGET**

**INCOME ACCOUNTS**

**Assessments - Homeowners**

This budget is based on assessments increasing from the current level of \$154.00 per unit per month to \$159.00 per unit per month.

**Working Capital**

Each homeowner must pay a Working Capital contribution when they close equal to two months assessments. This cash is used by the Association to help meet expenses. See Growth Projection.

**Interest - Operating Fund**

This is based on the current interest rate earned on the Operating bank account.

**Late / Interest Fee**

This is an estimate based on projected income for FY2009 for the amount of income from homeowner accounts attributable to charges for late assessment payments.

**Lien Fee**

This is an estimate based on projected income for FY2009 for the amount of income from homeowner accounts attributable to charges for the filing of liens.

**Builder Contribution**

This is based on the Declarant paying the difference between the assessments collected from homeowners and the actual expenses for the association. This is the Declarant's responsibility per the legal documents until the community is self sufficient.

**EXPENSE ACCOUNTS**

**Water / Sewer**

This is based on an allowance of \$20,850.00 based on projections from the Annual Budget at Build-out. Water is for domestic use and for irrigation of the common area.

**Electricity**

This is based on FY2008 expenses with an estimated 28% increase due to growth. See Growth Projection Chart. The electricity is used for operation of the sprinkler system, entry lighting and building lights.

**Management**

This is based on the accounting only management agreement which begins on January 1, 2009.

**A/R Processing Fees**

This is based on FY2008 actual expenses. A fee of \$15.00 per delinquent account per month will be charged for processing delinquent accounts, chargeable the month in which the account becomes one month or more delinquent. The charge is added to the homeowners account, but initially paid by the Association. Reimbursement to the Association occurs when payment from delinquent homeowners result in resolution of the account.

**Lien Processing Fees**

This is based on an allowance of \$200.00 for two (2) liens to be filed. This occurs when liens are placed and released as necessary in the delinquency process. A \$100.00 fee is charged, which includes preparing the lien and lien release. This charge is added to the homeowner's account, but initially paid by the Association. Reimbursement to the Association occurs when payment from delinquent homeowners result in resolution of the account.



### **Reserve Study**

This was a one time fee for preparation and development of a Twenty Year Reserve Study that was completed in FY2008. There is no anticipated expense for FY2009 as updates are provided without additional expense.

### **Postage**

This is based on actual FY2008 expenses with an estimated 28% increase due to growth. See Growth Projection Chart. This is used for individual and mass mailings such as newsletters or meeting notices.

### **Administrative**

This is based on an allowance of \$1,414.00. This is for copies, printing, files and other similar administrative items, as well as the monthly website maintenance fee.

### **Insurance**

This is based on the current premium in place with Lockton for hazard insurance, liability insurance, and Directors and Officers liability insurance, with an anticipated increase of 5% and an increase for hazard and liability insurance due to the addition of additional buildings. This is based upon renewal on April 1, 2009.

### **Grounds Maintenance**

This is for Grounds Maintenance contract payments. This estimate is based upon the proposed contract with Nu Style Landscape, with an estimated 5% increase upon renewal in October 2009.

### **Fertilization/Weed/Insect Control**

This estimate is based upon the proposed contract with Nu Style Landscape. This is for contract payments for chemical applications. This includes fertilization of turf, trees, and shrubs and insect spray for routine pests and disease.

### **Grounds Repairs - Sprinklers**

This is based on an allowance of \$474.00. This is for repair to the sprinkler system.

### **Grounds Repairs - Other**

This is based on an allowance of \$200.00. This is for repair to the grounds, other than the sprinkler system. Examples are drainage repair or stump removal.

### **Tot Lot Repairs**

This is based on an allowance of \$200.00 for any routine maintenance or repair to the tot lot in the common areas.

### **Native Area Maintenance**

This is based on an allowance of \$750.00 for weed sprayings and overseeding of the native areas.

### **Lighting Maintenance**

This is based on an allowance of \$521.00. This includes replacement of light bulbs and repair to light fixtures for lighting in the common areas.

### **Snow Removal**

This is based on an allowance of \$7,555.00. Snow removal is provided on all sidewalks in the community for snowfalls of over 2 inches. Snow removal is provided on private streets and parking areas for snowfalls of over 4 inches.

### **Fence Maintenance**

This is based on an allowance of \$100.00. This is for minor repair to Association fence such as nailing and replacement of pickets, rails or posts.

**Building Repairs - Roofing**

This is based on an allowance of \$1,000.00. This includes charges for repair of the roof and gutters plus interior damage as a result of roof leaks.

**Building Repairs - Plumbing**

This is based on an allowance of \$500.00. This is for repair or replacement of any plumbing component within the common elements of the units.

**Building Repairs - Other**

This is based on an allowance of \$1,000.00. This includes charges for repair of any exterior surface element other than roof or gutters such as trim or siding.

**Trash Removal**

This is based on the current contract of \$10.34 per unit per month, with an estimated 6% increase upon renewal on January 5, 2009. See Growth Projection chart.

**Transfer to Reserves**

This is based on the revised Twenty Year Reserve Plan. This projects future needs for capital improvements or major non-annual recurring expenses.

**Miscellaneous**

This is a nominal amount budgeted to account for minor expenses not attributable to other accounts.

LAKE FRONT HOMEOWNERS ASSOCIATION, INC.

FY2009 BUDGET

RESERVES SUMMARY

|                                   |                 |
|-----------------------------------|-----------------|
| Anticipated Cash Balance 12/31/08 | \$10,268        |
| Add in FY2009                     | \$19,000        |
| Interest                          | <u>\$205</u>    |
| Total Additions                   | \$29,473        |
|                                   |                 |
|                                   | <u>\$0</u>      |
| Total Expenditures                | \$0             |
|                                   |                 |
| Anticipated Cash Balance 12/31/09 | <b>\$29,473</b> |

**LAKE FRONT HOMEOWNERS ASSOCIATION, INC.**  
**FY2009**  
**PROJECTED INCOME**

Assessment Level: 159.00 per unit per month  
 Working Capital: 318.00 per closing  
 Total Units: 31 annexed as of year end FY2008  
 Homeowner Units: 31 as of year end FY2008  
 Declarant/Builder Units: -  
 Total Units: 43 annexed as of year end FY2009  
 Management Fee: 350.00 per month  
 Trash Fee: 10.96 per unit per month

| Month        | Expected Closings | HO Units      | Homeowner Income | Units Annexed | Working Capital | Management Fee | Trash    |
|--------------|-------------------|---------------|------------------|---------------|-----------------|----------------|----------|
| January      | 1                 | 32            | 5,088            | 1             | 318             | 350            | 350.72   |
| February     | 1                 | 33            | 5,247            | 1             | 318             | 350            | 361.68   |
| March        | 1                 | 34            | 5,406            | 1             | 318             | 350            | 372.64   |
| April        | 1                 | 35            | 5,565            | 1             | 318             | 350            | 383.60   |
| May          | 1                 | 36            | 5,724            | 1             | 318             | 350            | 394.56   |
| June         | 1                 | 37            | 5,883            | 1             | 318             | 350            | 405.52   |
| July         | 1                 | 38            | 6,042            | 1             | 318             | 350            | 416.48   |
| August       | 1                 | 39            | 6,201            | 1             | 318             | 350            | 427.44   |
| September    | 1                 | 40            | 6,360            | 1             | 318             | 350            | 438.40   |
| October      | 1                 | 41            | 6,519            | 1             | 318             | 350            | 449.36   |
| November     | 1                 | 42            | 6,678            | 1             | 318             | 350            | 460.32   |
| December     | 1                 | 43            | 6,837            | 1             | 318             | 350            | 471.28   |
| <b>TOTAL</b> | 12                | <del>43</del> | 71,550           | 12            | 3,816           | 4,200          | 4,932.00 |

