

Date: 1/1/2020 - 12/31/2020

Capital Reserve

INCOME

CAPITAL RESERVE ASSESSMEN	49,152
CAPITAL ROOF ASSESSMENT	150,400
Total	199,552

EXPENSE

ROOF REPLACEMENT	170,000
Total	29,552

Operating

INCOME

OPERATING ASSESSMENT	139,008
DOCK RENTAL	1,250
PHASE III REIMBURSEMENT	750
Total	141,008

EXPENSE

MANAGEMENT FEES	18,540
MEETING EXPENSE	150
WEBSITE HOSTING	150
INSURANCE	18,675
OFFICE EXPENSE	950
DOCK REPAIRS	500
GROUNDS CONTRACT	39,860
TREE MAINTENANCE	250
OTHER SNOW REMOVAL	5,700
REPAIRS/MAINTENANCE	9,633
ROOF RAKING	5,150
EXTERIOR PAINTING	25,500
PEST CONTROL	500
ELECTRICITY	6,500
TRASH REMOVAL	1,250
TELEPHONE	600
MISCELLANEOUS	200
ACCOUNTING EXPENSE	300
LEGAL EXPENSE	500
SEWER PUMP STATION	1,000
FEDERAL TAXES	100
ROADS AND GROUNDS	5,000

TOTAL 141,008

Total Income:	141,008
Total Expense:	141,008
Surplus/ (Deficit):	\$0

*** GREAT NEWS!**

There will not be an increase in the 2020 Operating/Capital assessments. The \$100/month Roofing assessment will continue until October of 2022.

The \$3,500.00 Special Assessment for roof replacement will be due 50% starting in March 2020 and 50% in August 2020.

Monthly Assessment per unit:

Operating	\$362.00
Capital	\$128.00
Roofing Assessment	\$100.00
Total:	\$590.00