

| SUMMARY OF GENERAL OPERATIONS & WATER OPERATIONS |             |                 |                        |                                     |  |             | 11.09.19                   |                                      |
|--|-------------|-----------------|------------------------|-------------------------------------|--|-------------|----------------------------|--------------------------------------|
| As of 11/09/19                                   | 2019 Budget | 9/30/19 Actuals | Projected 2019 (9A+3P) | Existing Annual Meeting 2020 Budget | 10.25.19 DRAFT 2020 Bottom's Up Budget | BOD Changes | FINAL 2020 Proposed Budget | \$ Change from Annual Meeting Budget |
| Operations Income                                | \$614,400   | \$523,670       | \$577,383              | \$618,875                           | \$602,902                              | \$406,936   | \$1,009,838                | \$390,963                            |
| Operations Expense                               | \$614,400   | \$557,130       | \$742,551              | \$618,875                           | \$856,577                              | \$59,261    | \$915,838                  | \$296,963                            |
| Operations Net                                   | \$0         | (\$33,460)      | (\$165,169)            | \$0                                 | (\$253,675)                            | \$347,675   | \$94,000                   | \$94,000                             |
| Water Income                                     | \$209,908   | \$89,299        | \$176,256              | \$181,695                           | \$169,675                              | \$176,421   | \$346,096                  | \$164,401                            |
| Water Expense                                    | \$209,908   | \$224,981       | \$326,951              | \$181,695                           | \$281,341                              | \$62,356    | \$343,697                  | \$162,002                            |
| Water Net  | \$0         | (\$135,681)     | (\$150,695)            | \$0                                 | (\$111,666)                            | \$114,065   | \$2,399                    | \$2,399                              |
| Grand Total Operations                           | \$0         | (\$169,141)     | (\$315,863)            | \$0                                 | (\$365,341)                            | \$461,740   | \$96,399                   | \$96,399                             |

| 2020 Proposed Annual Assessment Summary<br>Based on 1,246 Dues Payors<br>which is 92% Collections |  |               |  |
|---|--|---------------|--|
|   | 2020 Assessments<br>if Resolution 2019-11-04<br>is <b>APPROVED</b> |               | 2020 Assessments<br>if Resolution 2019-11-04<br>is <b>REJECTED</b> |
| General Operations Assessment   | \$   | 562.88        | \$ 562.88  |
| Operations Special Assessment   |  | 24.00         | 159.00   |
| Operations Special Assessment<br>Funded by Reallocation   |  | 135.00        | -  |
| General Reserves  |  | 25.00         | 145.00   |
| Future Reserves   |  | -             | 15.00  |
| Water Reserves  |  | 185.00        | 185.00   |
| <b>Total Proposed 2020 Dues Options</b>   | <b>\$</b>  | <b>931.88</b> | <b>\$ 1,066.88</b>   |
| Dollar change from 12/31/2019 Dues  | \$   | 191.88        | \$ 326.88  |
| Percent Change from 12/31/2019 Dues   |  | 25.9%         | 44.2%  |

Funds 2020 Budget Shortfall and \$94k of projected cash at year end for 1 month of operating expenses

Funds repayment of loan from Reserves to Operations

Funds repayment of loan from Reserves to Operations

| Water Usage Calculated and Billed Quarterly       |            |                       |         |
|---|------------|-----------------------|---------|
| TIER  | FROM       | PER # CUBIC FEET (CF) | COST    |
| 1   | 0-2500     | 100                   | \$2.30  |
| 2   | 2501-3500  | 100                   | \$3.45  |
| 3   | > 3500     | 100                   | \$4.55  |
| <b>NEW Starting 1/1/2020</b><br>Water Service Fee | Each Meter | Quarterly             | \$35.00 |

Funds 2020 Budget Shortfall in water operations

NEW: 2020 - To bring Clearwood in alignment with other nearby water municipalities

Clearwood Community Association

as of 10/30/2019

## Cash Summary Fund Balances as of 09.30.19

|  | Operations        | Water Operations    | Operations Contingency | Total Operations    | Impact Fees (3)   | Water System Reserves | Future Reserves   | General Reserves    | Total Capital       | Notes |
|--|-------------------|---------------------|------------------------|---------------------|-------------------|-----------------------|-------------------|---------------------|---------------------|-------|
| <b>SUMMARY</b>   |                   |                     |                        |                     |                   |                       |                   |                     |                     |       |
| <b>CASH 9/30/19</b>  |                   |                     |                        |                     |                   |                       |                   |                     |                     |       |
| Key Bank 9.30.19   | \$ 536,602        | \$ 69,240           | \$ 94,527              | \$ 700,368          | \$ 74,647         | \$ 545,801            | \$ 92,656         | \$ 632,486          | \$ 1,345,590        |       |
| Brokerage Accts Per QBO Balance Sheet                        | 2,071             |                     |                        | 2,071               | 98,233            | 377                   | 42,880            | 1,156,438           | 1,297,928           |       |
| Brokerage Interest- Allocated (1)                            | 102               |                     |                        | 102                 | 4,838             | 19                    | 2,112             | 56,952              | 63,920              |       |
| <b>Total Cash at Bank 9/30/19</b>                            | <b>\$ 538,775</b> | <b>\$ 69,240</b>    | <b>\$ 94,527</b>       | <b>\$ 702,541</b>   | <b>\$ 177,718</b> | <b>\$ 546,197</b>     | <b>\$ 137,648</b> | <b>\$ 1,845,876</b> | <b>\$ 2,707,438</b> |       |
| Estimated Cash Transfers 1/1/2017 to 9/30/2019               | (422,347)         | (152,380)           | (179,166)              | (753,892)           | (58,316)          | 435,669               | 61,258            | 315,281             | 753,892             |       |
| <b>Estimated Cash Balances 9/30/19</b>                       | <b>\$ 116,428</b> | <b>\$ (83,140)</b>  | <b>\$ (84,640)</b>     | <b>\$ (51,351)</b>  | <b>\$ 119,402</b> | <b>\$ 981,866</b>     | <b>\$ 198,906</b> | <b>\$ 2,161,156</b> | <b>\$ 3,461,330</b> |       |
| <b>PROJECTION</b>  |                   |                     |                        |                     |                   |                       |                   |                     |                     |       |
| YouTube Project  |                   |                     |                        | -                   |                   |                       | (4,000)           |                     | (4,000)             |       |
| 2019 Net Cash Activity Income (Loss) 3 Months Projection (2) | (117,581)         | (29,141)            |                        | (146,722)           |                   |                       |                   |                     | -                   |       |
| <b>Total 3 Month Projection</b>                              | <b>(117,581)</b>  | <b>(29,141)</b>     | <b>-</b>               | <b>(146,722)</b>    | <b>-</b>          | <b>-</b>              | <b>(4,000)</b>    | <b>-</b>            | <b>(4,000)</b>      |       |
| <b>Total Projected Cash 12/31/2019</b>                       | <b>\$ (1,153)</b> | <b>\$ (112,281)</b> | <b>\$ (84,640)</b>     | <b>\$ (198,073)</b> | <b>\$ 119,402</b> | <b>\$ 981,866</b>     | <b>\$ 190,906</b> | <b>\$ 2,161,156</b> | <b>\$ 3,453,330</b> |       |

### THE DETAIL OF "ESTIMATED CASH TRANSFERS 1/1/2017 TO 9/30/2019"

|   |           |           |  |           |        |           |        |          |           |   |
|---|-----------|-----------|--|-----------|--------|-----------|--------|----------|-----------|---|
| <b>2017 Audit Interfund Cash Transfer</b>               |           |           |  |           |        |           |        |          |           |   |
| Dues collected  | (473,441) |           |  | (473,441) |        | 253,752   | 20,608 | 199,081  | 473,441   | per 2017 Draft Audit  |
| Impact Fees Collected                                   | (5,620)   |           |  | (5,620)   | 5,620  |           |        |          | 5,620     | per 2017 Draft Audit  |
| Well #5 Replacement - Phase 1 (Location Analysis) CIP   | 254,653   |           |  | 254,653   |        | (254,653) |        |          | (254,653) | Per FA Detail from auditor  |
| Siding replacement - pool building                      | 25,119    |           |  | 25,119    |        |           |        | (25,119) | (25,119)  | Per FA Detail from auditor  |
| Beam replacement - pool building                        | 31,043    |           |  | 31,043    |        |           |        | (31,043) | (31,043)  | Per FA Detail from auditor  |
| Water Base Rate   | (253,752) | 253,752   |  | -         |        |           |        |          | -         | per 2017 Draft Audit  |
| Water System Operations Expense                         | 281,846   | (281,846) |  | -         |        |           |        |          | -         | per 2017 Draft Audit  |
|   |           |           |  | -         |        |           |        |          | -         |   |
| <b>2018 Activity- Prior to Audit, subject to change</b> |           |           |  |           |        |           |        |          |           |   |
| Dues collected  | (467,475) |           |  | (467,475) | -      | 250,675   | 20,325 | 196,475  | 467,475   | 1355 * dues rate  |
| Impact Fees   | (10,680)  |           |  | (10,680)  | 10,680 | -         | -      | -        | 10,680    | Per 2018 Income Statement   |
| <b>Reserve Project Expenses</b>                         |           |           |  | -         |        |           |        |          | -         |   |
| <b>Balance Sheet Activity</b>                           |           |           |  | -         |        |           |        |          | -         |   |
| Docks & Bridges   | 1,926     |           |  | 1,926     |        |           |        | (1,926)  | (1,926)   | 2018 BS Tab   |
| Mower Attachment & Mower Deck                           | 6,301     |           |  | 6,301     |        |           |        | (6,301)  | (6,301)   | 2018 BS Tab   |
| Well #5   | 12,086    |           |  | 12,086    |        | (12,086)  |        |          | (12,086)  | 2018 BS Tab   |
| <b>Income Statement Activity</b>                        |           |           |  | -         |        |           |        |          | -         |   |
| General Reserve Class                                   |           |           |  | -         |        |           |        |          | -         |   |
| 61055 PAYROLL EXPENSE                                   | -         |           |  | -         |        |           |        |          | -         | 2018 wages capital tab: Estimated based on Albert's hours summary |
| Security Gate   | 6,343     |           |  | 6,343     |        |           |        | (6,343)  | (6,343)   |   |
| Well #5   | 2,065     |           |  | 2,065     |        | (2,065)   |        |          | (2,065)   |   |
| Otter Beach   | 620       |           |  | 620       | (620)  |           |        |          | (620)     |   |
| Reichel Beach   | 620       |           |  | 620       | (620)  |           |        |          | (620)     |   |

Clearwood Community Association

as of 10/30/2019

## Cash Summary Fund Balances as of 09.30.19

|   | Operations          | Water Operations    | Operations Contingency | Total Operations    | Impact Fees (3)    | Water System Reserves | Future Reserves  | General Reserves  | Total Capital     | Notes   |
|---|---------------------|---------------------|------------------------|---------------------|--------------------|-----------------------|------------------|-------------------|-------------------|---|
| 61031 BUSINESS INSURANCE EXPENSE- Office Water Damage   | (8,706)             |                     |                        | (8,706)             |                    |                       |                  | 8,706             | 8,706             | 2018 P&L by Class tab   |
| 62020 REPAIRS & MAINTENANCE- Office Water Leak          | 12,997              |                     |                        | 12,997              |                    |                       |                  | (12,997)          | (12,997)          | 2018 P&L by Class tab   |
| 63020 SECURITY SYSTEM                                   | 7,109               |                     |                        | 7,109               |                    |                       |                  | (7,109)           | (7,109)           | 2018 P&L by Class tab   |
| 69000 RESERVE PROJECT EXPENSES                          | -                   |                     |                        | -                   |                    |                       |                  |                   | -                 |   |
| Security Gate   | 93,418              |                     |                        | 93,418              |                    |                       |                  | (93,418)          | (93,418)          | 2018 Reserve Project Exp tab                                      |
| Road Project  | 62,269              |                     |                        | 62,269              | (62,269)           |                       |                  |                   | (62,269)          | 2018 Reserve Project Exp tab                                      |
| Otter Beach   | 541                 |                     |                        | 541                 | (541)              |                       |                  |                   | (541)             | 2018 Reserve Project Exp tab                                      |
| Water Reserves Class                                    | -                   |                     |                        | -                   |                    |                       |                  |                   | -                 |   |
| 61055 PAYROLL EXPENSE                                   | 2,065               |                     |                        | 2,065               |                    | (2,065)               |                  |                   | (2,065)           | 2018 wages capital tab: Estimated based on Albert's hours summary |
| 62020.3 WATER SYSTEM- Well 5                            | 5,618               |                     |                        | 5,618               |                    | (5,618)               |                  |                   | (5,618)           | 2018 P&L by Class tab   |
| Water Base Rate (per QBO Balance Sheet)                 | (187,662)           | 187,662             |                        | -                   |                    |                       |                  |                   | -                 | 2018 P&L by Class tab   |
| Water System Operations Expense (per QBO Balance Sheet) | 160,364             | (160,364)           |                        | -                   |                    |                       |                  |                   | -                 | 2018 P&L by Class tab   |
| Fraud Investigation Expense                             | 60,586              |                     | (60,586)               | -                   |                    |                       |                  |                   | -                 | 2018 P&L by Class tab   |
| <b>2019 Activity- Thru 09/30/2019</b>                   |                     |                     |                        |                     |                    |                       |                  |                   |                   |   |
| Dues collected  | (467,475)           |                     |                        | (467,475)           |                    | 250,675               | 20,325           | 196,475           | 467,475           | 1355 * dues rate  |
| Impact Fees   | (17,520)            |                     |                        | (17,520)            | 17,520             |                       |                  |                   | 17,520            | Per QBO thru 9/30/19  |
| Fraud Investigation Expense thru 9/30/19                | 118,580             |                     | (118,580)              | -                   |                    |                       |                  |                   | -                 | Per QBO thru 9/30/20  |
| Reserve Projects  |                     |                     |                        | -                   |                    |                       |                  |                   | -                 |   |
| 61000 PROFESSIONAL SERVICES- PC TECHNOLOGY              | 6,129               |                     |                        | 6,129               |                    |                       |                  | (6,129)           | (6,129)           | 2019 PL 83119 tab   |
| 61055 PAYROLL EXPENSE- RV DUMP/ Well 5                  | 4,521               |                     |                        | 4,521               |                    | (212)                 |                  | (4,309)           | (4,521)           | 2019 PL 83119 tab   |
| 69000 RESERVE PROJECT EXPENSES                          | -                   |                     |                        | -                   |                    |                       |                  |                   | -                 |   |
| Otter Beach   | 28,086              |                     |                        | 28,086              | (28,086)           |                       |                  |                   | (28,086)          | 2019 Reserve Pro Exp tab  |
| Backhoe   | 9,120               |                     |                        | 9,120               |                    |                       |                  | (9,120)           | (9,120)           | 2019 Reserve Pro Exp tab  |
| RV Dump   | 27,453              |                     |                        | 27,453              |                    |                       |                  | (27,453)          | (27,453)          | 2019 Reserve Pro Exp tab  |
| Security System Gate                                    | 54,191              |                     |                        | 54,191              |                    |                       |                  | (54,191)          | (54,191)          | 2019 Reserve Pro Exp tab  |
| Well 5  | 29,302              |                     |                        | 29,302              |                    | (29,302)              |                  |                   | (29,302)          | 2019 Reserve Pro Exp tab  |
| Well 5 Balance Sheet                                    | 13,431              |                     |                        | 13,431              |                    | (13,431)              |                  |                   | (13,431)          | 2019 FA Detail tab  |
| Reserve Study   | 1,960               | (1,960)             |                        | -                   |                    |                       |                  |                   | -                 | 2019 Reserve Pro Exp tab  |
| Net Water System Activity 9/30/2019 (50% ALLCOATION)    | 149,623             | (149,623)           |                        | -                   |                    |                       |                  |                   | -                 | Per QBO & 10/25/19 Draft Budget                                   |
| <b>Total Fund Transfers 1/1/2017 to 9/30/19</b>         | <b>\$ (422,347)</b> | <b>\$ (152,380)</b> | <b>\$ (179,166)</b>    | <b>\$ (753,892)</b> | <b>\$ (58,316)</b> | <b>\$ 435,669</b>     | <b>\$ 61,258</b> | <b>\$ 315,281</b> | <b>\$ 753,892</b> |   |

**NOTES**

(1) 8/31/19 Balance at US Bank: \$1,364,021. Balance Sheet indicates \$1,297,928 by fund. Used balance sheet allocations by fund to allocate \$64,022 of interest earned not assigned to a fund on US Bank Statements or Balance Sheet.

(2) Operations Net cash for 3 Month projected includes collecting additional \$40k Oct/Nov/Dec. Collected \$13,645 in Oct thru 10/25/19. and for Water Operations 2019 projection includes collecting additional \$26k Oct/Nov/Dec- Collected \$21,905 in October thru 10/25/19.

Also, Oct/ Nov/ Dec, Assumes 50% Water Allocation (per 10/30/19 Draft Budget)

(3) Assumed all Parks/ Roads Projects from Impact Fees historically.

(4) DNR Bond Balance 9/30/19 = \$5033.37

## 11/09/19 2020 PROPOSED BUDGET

## GENERAL OPERATIONS BUDGET

|  |  | 2019<br>Budget | 9/30/19<br>Actuals | Projected<br>2019<br>(9A+3P) | Annual<br>Meeting<br>2020<br>Budget | DRAFT<br>2020<br>Bottom's<br>Up<br>Budget | BOD<br>Changes | FINAL<br>2020<br>Proposed<br>Budget | \$ Change<br>from 2020<br>AM Budget | % Change<br>from 2020<br>AM Budget | Water Ops<br>Allocation<br>= X |   |  |
|--|--|----------------|--------------------|------------------------------|-------------------------------------|---|----------------|-------------------------------------|-------------------------------------|------------------------------------|--------------------------------|---|--|
| Proposed 2020 Bottom's Up Budget Assumptions |  |                |                    |                              |                                     |   |                |                                     |                                     |                                    |                                |   |  |
| GENERAL OPERATIONS INCOME                    |  |                |                    |                              |                                     |   |                |                                     |                                     |                                    |                                |   |  |
| 41000 BASIC ASSESSMENTS                      |  | 535,225        | 534,630            | 534,630                      | 535,225                             | 535,225                                   | 227,477        | 762,702                             | 227,477                             | 42.5%                              |                                | Increase dues in 2020 to cover operations shortfall   |  |
| 41000.1 UNCOLLECTED BASIC ASSESSMENTS        |  |                | (69,324)           | (29,324)                     |                                     | (42,818)                                  | (18,614)       | (61,432)                            | (61,432)                            | 0.0%                               |                                | Assume 92% Collections in 2020.   |  |
| TOTAL 41000 BASIC ASSESSMENTS                |  | 535,225        | 465,305            | 505,305                      | 535,225                             | 492,407                                   | 208,863        | 701,270                             | 166,045                             | 31.0%                              |                                | 2019 Net Cash Assumes collecting additional \$40k Oct/Nov/Dec. Collected \$13,645 in Oct thru 10/25/19. |  |
| SPECIAL OPERATIONS ASSESSMENT                |  |                |                    |                              |                                     | -   | 215,445        | 215,445                             |                                     |                                    |                                | Add: Special Assessment Income  |  |
| UNCOLLECTED SPECIAL ASSMT                    |  |                |                    |                              |                                     | -   | (17,372)       | (17,372)                            |                                     |                                    |                                | Assume 92% Collections in 2020.   |  |
| TOTAL SPECIAL ASSMT                          |  |                |                    |                              |                                     | -   | 198,073        | 198,073                             |                                     |                                    |                                | Net Special Assessment Income   |  |
| 41001 - CREDIT CARD INCOME                   |  | 2,825          | -                  | -                            |                                     |   |                | -                                   | -                                   | 0.0%                               |                                |   |  |
| 41002 - FINANCE CHARGES INCOME               |  | 15,000         | -                  | -                            | 17,000                              | 15,500                                    |                | 15,500                              | (1,500)                             | (8.8%)                             |                                | Apx. \$50 in interest per payment plan. Assume 270 payment plans in 2020.                               |  |
| 41002.1 UNCOLLECTED FIN CHARGES              |  |                | 3,869              | 3,869                        |                                     | (775)                                     |                | (775)                               | (775)                               | 0.0%                               |                                | Plus \$2k in other interest.  |  |
| TOTAL 41002 FINANCE CHARGES INCOME           |  | 15,000         | 3,869              | 3,869                        | 17,000                              | 14,725                                    | -              | 14,725                              | (2,275)                             | (13.4%)                            |                                | Assume 95% Collections on payment plan interest   |  |
| 41003 - FEES/LIENS/TRANSFERS/RENTERS         |  | 45,000         | 46,068             | 52,236                       | 55,000                              | 110,500                                   |                | 110,500                             | 55,500                              | 100.9%                             |                                | \$55k Renter & Transfer Fees + Apx. 370 lien fees @\$150 each to be filed and/ or removed               |  |
| 41003.1 UNCOLL FEES/LIENS/TRANS/RENTERS      |  |                | (5,032)            | (5,032)                      |                                     | (27,750)                                  |                | (27,750)                            | (27,750)                            | 0.0%                               |                                | Assume only 50% of lien filing fees recouped  |  |
| TOTAL 41003 FEES/LIENS/TRANSFERS/RENTER:     |  | 45,000         | 41,036             | 47,204                       | 55,000                              | 82,750                                    | -              | 82,750                              | 27,750                              | 50.5%                              |                                |   |  |
| 41004 - FINES-OTHER THAN RADAR               |  | 5,000          | 15,155             | 18,155                       |                                     | -   |                | -                                   | 0                                   | 0.0%                               |                                | Not trying to fine members  |  |
| 41004.1 UNCOLL FINES- OTHER THAN RADAR       |  |                | (11,298)           | (11,298)                     |                                     | -   |                | -                                   | 0                                   | 0.0%                               |                                |   |  |
| TOTAL 41004 FINES-OTHER THAN RADAR           |  | 5,000          | 3,857              | 6,857                        | -                                   | -   | -              | -                                   | 0                                   | 0.0%                               |                                |   |  |
| 41005 - RADAR FINES                          |  | -              | -                  | -                            |                                     | -   |                | -                                   | 0                                   | 0.0%                               |                                |   |  |
| 41006 - GATE CARD INCOME                     |  | 7,000          | 4,081              | 5,401                        | 6,300                               | 5,400                                     |                | 5,400                               | (900)                               | (14.3%)                            |                                | Estimated based on 9 months actual 2019   |  |
| 41006.1 UNCOLL GATE CARD INCOME              |  |                | (67)               | (67)                         |                                     | -   |                | -                                   | 0                                   | 0.0%                               |                                |   |  |
| TOTAL 41006 GATE CARD INCOME                 |  | 7,000          | 4,015              | 5,335                        | 6,300                               | 5,400                                     | -              | 5,400                               | (900)                               | (14.3%)                            |                                |   |  |
| 41007 - MAILBOX INCOME                       |  | 2,250          | 1,295              | 1,820                        | 2,250                               | 1,820                                     |                | 1,820                               | (430)                               | (19.1%)                            |                                | Estimated based on 9 months actual 2019   |  |
| 41007.1 UNCOLL MAILBOX INCOME                |  |                | (86)               | (86)                         |                                     | -   |                | -                                   | 0                                   | 0.0%                               |                                |   |  |
| TOTAL 41007 MAILBOX INCOME                   |  | 2,250          | 1,209              | 1,734                        | 2,250                               | 1,820                                     | -              | 1,820                               | (430)                               | (19.1%)                            |                                |   |  |
| 41008 - MISC INCOME/ WOOD INCOME             |  | -              | 1,651              | 4,351                        |                                     | 1,500                                     |                | 1,500                               | 1,500                               | 0.0%                               |                                |   |  |
| 41008.1 UNCOLL MISC/WOOD INCOME              |  |                | 38                 | 38                           |                                     | -   |                | -                                   | 0                                   | 0.0%                               |                                |   |  |
| TOTAL 41008 MISC/WOOD INCOME                 |  | -              | 1,689              | 4,389                        | -                                   | 1,500                                     | -              | 1,500                               | 1,500                               | 0.0%                               |                                |   |  |
| 41009 - INTEREST INCOME                      |  | 100            | 7                  | 7                            | 100                                 | 300                                       |                | 300                                 | 200                                 | 200.0%                             |                                |   |  |
| 41103 - ACC INCOME                           |  | 2,000          | 1,979              | 1,979                        | 3,000                               | 3,000                                     |                | 3,000                               | 0                                   | 0.0%                               |                                | ACC Permitting Income   |  |
| 41103.1 UNCOLL ACC INCOME                    |  |                | (67)               | (67)                         |                                     | -   |                | -                                   | 0                                   | 0.0%                               |                                |   |  |
| TOTAL 41103 ACC INCOME                       |  | 2,000          | 1,911              | 1,911                        | 3,000                               | 3,000                                     | -              | 3,000                               | 0                                   | 0.0%                               |                                |   |  |
| 45005 - SWIMMING LESSONS                     |  | -              | 770                | 770                          | -                                   | 1,000                                     |                | 1,000                               | 1,000                               | 0.0%                               |                                | Estimated \$1000 for swim lessons   |  |
| TOTAL INCOME                                 |  | 614,400        | 523,670            | 577,383                      | 618,875                             | 602,902                                   | 406,936        | 1,009,838                           | 390,963                             | 63.2%                              |                                |   |  |

## 11/09/19 2020 PROPOSED BUDGET

## GENERAL OPERATIONS BUDGET

|   |                |                    |                              |                                     | DRAFT<br>2020<br>Bottom's | BOD      | FINAL<br>2020<br>Proposed | \$ Change<br>from 2020 | % Change<br>from 2020 | Water Ops<br>Allocation<br>= X | Proposed 2020 Bottom's Up Budget Assumptions   |
|---|----------------|--------------------|------------------------------|-------------------------------------|---------------------------|----------|---------------------------|------------------------|-----------------------|--------------------------------|--|
|   | 2019<br>Budget | 9/30/19<br>Actuals | Projected<br>2019<br>(9A+3P) | Annual<br>Meeting<br>2020<br>Budget | Up<br>Budget              | Changes  | Budget                    | AM Budget              | AM Budget             |                                |  |
| <b>GENERAL OPERATIONS EXPENSES</b>      |                |                    |                              |                                     |                           |          |                           |                        |                       |                                |  |
| <b>ADMINISTRATION EXPENSE</b>           |                |                    |                              |                                     |                           |          |                           |                        |                       |                                |  |
| 50000 COST OF SALES GATE CARDS          |                | 3,388              | 3,388                        |                                     | 3,560                     |          | 3,560                     | 3,560                  | 0.0%                  |                                | Estimated 5% increase over 2019  |
| 61000 · PROFESSIONAL SERVICES           |                |                    |                              |                                     |                           |          |                           | 0                      |                       |                                |  |
| 61000.1 - AUDITING EXPENSE              | 10,000         | 2,977              | 10,700                       | 10,000                              | 11,220                    |          | 11,220                    | 1,220                  | 12.2%                 | X                              | Contract amount plus 10% contingency   |
| 61000.2 · ACCOUNTING EXPENSE (PPM)      | 36,000         | 46,854             | 61,854                       | 36,000                              | 66,700                    |          | 66,700                    | 30,700                 | 85.3%                 | X                              | Contract thru 3/15 plus monthly & 2021 budget thereafter   |
| 61000.3 · LEGAL EXPENSE                 | 6,000          | 18,205             | 42,409                       | 10,000                              | 25,000                    |          | 25,000                    | 15,000                 | 150.0%                |                                | Based on expectations of catching up on bylaws, rules, and processes   |
| 61000.4 · LEGAL FRAUD INVESTIGATION EXP |                | 128,704            | 149,704                      |                                     | 40,000                    | (40,000) | -                         | 0                      | 0.0%                  |                                | REMOVED: Estimate of Fraud Investigation expense for civil trial   |
| 61000.5 HR EXPENSE (PPM)                | -              | 9,676              | 13,676                       | -                                   | 15,350                    |          | 15,350                    | 15,350                 | 0.0%                  |                                | HR Contract + \$2500 Everfi Contract (2019,2020,2021)  |
| 61000.6 GM (PPM)                        |                | 28,217             | 70,827                       |                                     | 73,450                    |          | 73,450                    | 73,450                 | 0.0%                  | X                              | GM Management Expense  |
| TOTAL 61000 · PROFESSIONAL SERVICES     | 52,000         | 234,632            | 349,170                      | 56,000                              | 231,720                   | (40,000) | 191,720                   | 135,720                | 242.4%                |                                |  |
| 61004 · MERCHANT SERVICES EXPENSE       | 4,000          | 11,520             | 16,624                       | -                                   | -                         |          | -                         | 0                      | 0.0%                  | X                              | Through CAB, put laptop in office for members to make payments- ADD to communication   |
| 61005 - BAD DEBT EXPENSE                | 6,500          | -                  | -                            | 6,500                               | -                         |          | -                         | (6,500)                | (100.0%)              | N/A                            | Moved to net against income above  |
| 61006 · BANK/LATE FEES                  | 1,500          | 1,374              | 1,374                        | 500                                 | 600                       |          | 600                       | 100                    | 20.0%                 | X                              | Estimated 30 NSF checks at NSF Check Fees @ \$30 each  |
| 61006.1 OVER/SHORT EXPENSE              | -              | (0)                | (0)                          | -                                   | -                         |          | -                         | 0                      | 0.0%                  |                                |  |
| Total 61006 BANK/LATE FEES              | 1,500          | 1,374              | 1,374                        | 500                                 | 600                       | -        | 600                       | 100                    | 20.0%                 |                                |  |
| 61007 · BOARD EXPENSE                   | 1,300          | 692                | 792                          | 3,000                               | 1,000                     |          | 1,000                     | (2,000)                | (66.7%)               | X                              | BOD coffee, tea, etc. & meeting space if necessary.  |
| 61010 · COLLECTION COSTS                | 2,500          | 396                | 10,746                       | 2,500                               | 38,295                    |          | 38,295                    | 35,795                 | 1431.8%               | X                              | Estimated 370 liens to file and/or remove. Associated income recorded in GL 41003 above.   |
| 61011 · COMPUTER SUPPORT SERVICES       | 12,960         | 6,540              | 8,970                        | 12,960                              | 16,020                    | (6,000)  | 10,020                    | (2,940)                | (22.7%)               | X                              | Contract: \$10,020 PC Technologies IT Contract, plus 3%. Moved Office 365 to dues and subscriptions. (Plus \$6k to rebuild website in reserves, was in ops in 10.25 version)   |
| 61012 · CONTINGENCY/MISCELLANEOUS       | 1,000          | 238                | 238                          | 2,190                               | 1,200                     |          | 1,200                     | (990)                  | (45.2%)               | X                              | Recruiting expenses & misc.  |
| 61012.1 GM CONTINGENCY                  |                | -                  | -                            |                                     | 2,000                     |          | 2,000                     | 2,000                  | 0.0%                  | X                              | Staff appreciation (Summary/ Christmas Parties/ Other)   |
| 61012 TOTAL CONTINGENCY/ MISC           | 1,000          | 238                | 238                          | 2,190                               | 3,200                     | -        | 3,200                     | 1,010                  | 46.1%                 |                                |  |
| 61015 - DUES AND SUBSCRIPTIONS          | 4,500          | 8,078              | 9,863                        | 3,000                               | 8,170                     |          | 8,170                     | 5,170                  | 172.3%                | X                              | Dues & Subscriptions Plus 3% inflation. Adobe, Office 365, QBO, QB Payroll, Amazon Business, CAI Membership. (Previously Office 365 was recorded w/ GL 61011 Computer Support Services.)   |
| 61020 · UTILITIES EXPENSE               |                | -                  | -                            |                                     |                           |          | -                         | 0                      | 0.0%                  |                                |  |
| 61020.1 · ELECTRICITY EXPENSE           | 8,500          | 5,549              | 5,819                        | 9,500                               | 2,134                     |          | 2,134                     | (7,366)                | (77.5%)               | ACTUAL<br>METERED              | Previously electricity was not recorded by meter. Going forward, Admin = Admin Building, Maintenance= Parks & RV Dump plus Maint Building, Water= Wells, Security = Security Cameras, Pool = Pool. Plus a 3% Escalation  |
| 61020.2 · TELEPHONE/INTERNET EXPENSE    | 6,250          | 5,667              | 7,380                        | 6,250                               | 7,047                     |          | 7,047                     | 797                    | 12.8%                 | X                              | Consolidated Communications: Plus 3% of actual invoice at 9/15/19. Admin, Security, & Maintenance.   |
| TOTAL 61020 · UTILITIES EXPENSE         | 14,750         | 11,216             | 13,199                       | 15,750                              | 9,181                     | -        | 9,181                     | (6,569)                | (41.7%)               |                                |  |
| 61031 · BUSINESS INSURANCE EXPENSE      | 14,800         | 29,260             | 29,260                       | 15,100                              | 49,772                    | (13,221) | 36,551                    | 21,451                 | 142.1%                |                                | 12% Increase on base per Kris Lawrence + \$3500 Cyber. 50% of cost to Water Operations (was 30% in 10.25 version). Consolidated all business insurance expense in Operations to Admin Department. Balance of cost is in Water Operations. This is an expense for the company as a whole, suggest recording in one department to see true cost. |

## 11/09/19 2020 PROPOSED BUDGET

## GENERAL OPERATIONS BUDGET

|  |  |  |  |  |  |  | </ |  |  |  |  |  |
|--|--|--|--|--|--|--|----|--|--|--|--|--|

## 11/09/19 2020 PROPOSED BUDGET

## GENERAL OPERATIONS BUDGET

|                                      |         | 2019<br>Budget | 9/30/19<br>Actuals | Projected<br>2019<br>(9A+3P) | Annual<br>Meeting<br>2020<br>Budget | DRAFT<br>2020<br>Bottom's<br>Up<br>Budget | BOD<br>Changes | FINAL<br>2020<br>Proposed<br>Budget | \$ Change<br>from 2020<br>AM Budget | % Change<br>from 2020<br>AM Budget | Water Ops<br>Allocation<br>= X | Proposed 2020 Bottom's Up Budget Assumptions  |  |
|--------------------------------------|---------|----------------|--------------------|------------------------------|-------------------------------------|---|----------------|-------------------------------------|-------------------------------------|------------------------------------|--------------------------------|---|--|
| 61020.1 · ELECTRICITY EXPENSE        | -       | 2,611          | 3,421              | -                            | 4,415                               |   |                | 4,415                               | 4,415                               | 0.0%                               |                                | Previously electricity was not recorded by meter. Going forward, Admin = Admin Building, Maintenance= Parks & RV Dump plus Maint Building, Water= Wells, Security = Security Cameras, Pool = Pool. Plus a 3% Escalation                       |  |
| 61020.2 · TELEPHONE/INTERNET EXPENSE | 1,500   | 488            | 638                | 1,500                        | 604                                 |   |                | 604                                 | (896)                               | (59.7%)                            |                                | Consolidated Communications: Plus 3% of actual invoice at 9/15/19. Admin, Security, & Maintenance.  |  |
| 61020.4 · PROPANE EXPENSE            | 1,150   | -              | -                  | 1,300                        | 1,300                               | (1,300)                                   |                | -                                   | -                                   | -                                  |                                | Should be in Water System, propane for water system generator   |  |
| 61020.5 · REFUSE EXPENSE             | 6,000   | 2,652          | 3,360              | 6,500                        | 4,120                               |   |                | 4,120                               | (2,380)                             | (36.6%)                            |                                | \$4073 in 2018. Apx. \$3k thru 10/15/19 in 2019. Estimate \$4,120 in 2020.  |  |
| TOTAL 61020 · UTILITIES EXPENSE      | 8,650   | 5,751          | 7,419              | 9,300                        | 10,439                              | (1,300)                                   |                | 9,139                               | (161)                               | (1.7%)                             |                                |   |  |
| 61031 · BUSINESS INSURANCE EXPENSE   | 19,100  | -              | -                  | 19,500                       | -                                   |   |                | -                                   | (19,500)                            | (100.0%)                           |                                | Record in Admin/ Water Operations   |  |
| 61050 · SUPPLIES                     |         | 536            | 536                |                              |                                     |   |                | -                                   | 0                                   | 0.0%                               |                                |   |  |
| 61050.1 · OFFICE SUPPLIES            | 300     | -              | -                  | 300                          | -                                   |   |                | -                                   | (300)                               | (100.0%)                           |                                | Centralize office supply purchasing/ expense to admin to consolidate purchasing and save costs.   |  |
| 61050.2 · CUSTODIAL SUPPLIES         | 2,500   | 1,220          | 1,940              | 3,000                        | 3,000                               |   |                | 3,000                               | 0                                   | 0.0%                               |                                | Centralize custodial supply purchasing/ expense to Maintenance.   |  |
| 61050 · SUPPLIES - OTHER             | 1,000   | -              | -                  | 1,500                        | -                                   |   |                | -                                   | (1,500)                             | (100.0%)                           |                                |   |  |
| 61050.3 · SAFETY GEAR & CLOTHING     | 1,200   | 471            | 1,041              | 1,000                        | 2,160                               |   |                | 2,160                               | 1,160                               | 116.0%                             |                                | x4 FTE \$1494 annually plus \$665 Seasonal  |  |
| TOTAL 61050 · SUPPLIES               | 5,000   | 2,227          | 3,517              | 5,800                        | 5,160                               | -   |                | 5,160                               | (640)                               | (11.0%)                            |                                |   |  |
| 61055 · PAYROLL EXPENSE              | 168,598 | 96,283         | 125,763            | 148,291                      | 164,318                             | 3,532                                     |                | 167,850                             | 19,559                              | 13.2%                              |                                | x4 FTE plus x1 5 month seasonal   |  |
| 61025 · EMPLOYEE BENEFITS            | 32,938  | 21,968         | 29,600             | 32,958                       | 26,178                              |   |                | 26,178                              | (6,780)                             | (20.6%)                            |                                | Plus 10% inflation per insurance broker   |  |
| 61056 · PAYROLL TAXES                | 32,021  | 6,972          | 9,233              | 28,598                       | 28,947                              | 323                                       |                | 29,270                              | 672                                 | 2.3%                               |                                |   |  |
| TOTAL 61055 · PAYROLL EXPENSE        | 233,557 | 125,224        | 164,597            | 209,847                      | 219,443                             | 3,855                                     |                | 223,298                             | 13,451                              | 6.4%                               |                                |   |  |
| 61066 · TRAINING EXPENSE             | 100     | -              | 500                | 100                          | 2,745                               |   |                | 2,745                               | 2,645                               | 2645.0%                            |                                | General safety training, Fire extinguisher training, heavy equipment training, and other training such as OSHA  |  |
| 61070 · MILEAGE REIMBURSEMENT        | -       | -              | -                  | -                            | 100                                 |   |                | 100                                 | 100                                 | 0.0%                               |                                |   |  |
| 62015 · FUEL EXPENSE                 | 8,300   | 9,659          | 11,498             | 9,000                        | 12,305                              |   |                | 12,305                              | 3,305                               | 36.7%                              |                                | Estimated 7% Increase   |  |
| 62020 · REPAIRS & MAINTENANCE        |         | 1,385          |                    | -                            | -                                   | -   |                | -                                   | 0                                   | 0.0%                               |                                |   |  |
| 62020.1 · GROUNDS EXPENSE            | 3,500   | 1,996          | 10,881             | 3,500                        | 6,500                               |   |                | 6,500                               | 3,000                               | 85.7%                              |                                | top soil, seed, sprinkler repair  |  |
| 62020.2 · TREE/DEBRIS/SNOW REMOVAL   | 1,000   | 4,528          | 4,528              | 4,000                        | 30,000                              | (10,000)                                  |                | 20,000                              | 16,000                              | 400.0%                             |                                | REDUCED: Hire a company to remove debris & chip/ burn - outside company to take down trees & snow removal costs   |  |
| 62020.4 · ROAD EXPENSES              | 4,000   | 2,959          | 2,959              | 5,000                        | 7,330                               | (3,330)                                   |                | 4,000                               | (1,000)                             | (20.0%)                            |                                | REDUCED: Originally: Traffic reflectors, paint, road striping @ Main road fog lines, Blue water fog lines, Upland & Rampart fog lines, Clearlake to Well 1 & 2, Terra Lane & Loop Lane, Meadow plus 3% escalation & 5% contingency (SEE MAP). |  |
| 62020.5 - GATE EXPENSE               | -       | 284            | 284                | -                            | -                                   | -   |                | -                                   | 0                                   | 0.0%                               |                                | Expense should be in Security, not maintenance.   |  |
| 62020.6 - STRUCTURAL                 | 1,000   | 2,573          | 2,573              | 3,000                        | 6,040                               |   |                | 6,040                               | 3,040                               | 101.3%                             |                                | Painting x2 bathrooms & reside & roof repair, light fixtures, faucets, toilets, etc. plus 5% contingency (accounts for estimated paint in inventory @ 12/31/19)   |  |
| 62020.7 · EQUIPMENT                  | 6,000   | 8,651          | 8,651              | 8,000                        | 12,000                              |   |                | 12,000                              | 4,000                               | 50.0%                              |                                | Mazda B3000 & Ford Ranger need new tires in 2020, includes \$200 (reduced from \$1500) for Annual Fire Extinguisher Inspection b/c we got a new carrier + \$2k for outside mechanic overhead  |  |
| TOTAL 62020 · REPAIRS & MAINTENANCE  | 15,500  | 22,375         | 29,875             | 23,500                       | 61,870                              | (13,330)                                  |                | 48,540                              | 25,040                              | 106.6%                             |                                |   |  |



**11/09/19 2020 PROPOSED BUDGET****GENERAL OPERATIONS BUDGET**

|  |  |                |                    |                              |                                     | 10.25.19                                  | 11.09.19        |                                     |                                     |                                    |  | Water Ops<br>Allocation<br>= X | Proposed 2020 Bottom's Up Budget Assumptions  |
|--|--|----------------|--------------------|------------------------------|-------------------------------------|---|-----------------|-------------------------------------|-------------------------------------|------------------------------------|--|--------------------------------|---|
|  |  | 2019<br>Budget | 9/30/19<br>Actuals | Projected<br>2019<br>(9A+3P) | Annual<br>Meeting<br>2020<br>Budget | DRAFT<br>2020<br>Bottom's<br>Up<br>Budget | BOD<br>Changes  | FINAL<br>2020<br>Proposed<br>Budget | \$ Change<br>from 2020<br>AM Budget | % Change<br>from 2020<br>AM Budget |  |                                |   |
| 62026 · LICENSES AND FEES                |  | 850            | 913                | 913                          | 850                                 | 1,873                                     |                 | 1,873                               | 1,023                               | 120.4%                             |  |                                | Vehicle license and AquaTechnex annual permit fee Plus Wild Fire Management Fee   |
| 62046 · SMALL TOOLS & EQUIPMENT          |  | 1,000          | 633                | 633                          | 1,000                               | 1,360                                     |                 | 1,360                               | 360                                 | 36.0%                              |  |                                | Drill, hammers, screw drivers, plus 3%  |
| 65016 · LEASE/RENT EXPENSE               |  | 100            | -                  | -                            | 100                                 | 150                                       |                 | 150                                 | 50                                  | 50.0%                              |  |                                | Equipment rental when needed  |
| <b>MAINTENANCE TOTAL EXPENSE</b>         |  | <b>292,457</b> | <b>166,781</b>     | <b>218,951</b>               | <b>279,297</b>                      | <b>315,445</b>                            | <b>(10,775)</b> | <b>304,670</b>                      | <b>25,373</b>                       | <b>9.1%</b>                        |  |                                |   |
| 0  |  |                |                    |                              |                                     |   |                 |                                     |                                     |                                    |  |                                |   |
| <b>SECURITY &amp; COMPLIANCE EXPENSE</b> |  |                |                    |                              |                                     |   |                 |                                     |                                     |                                    |  |                                |   |
| 61020 · UTILITIES EXPENSE                |  |                | -                  | -                            |                                     |   |                 | -                                   | 0                                   |                                    |  |                                |   |
| 61020.1 · ELECTRICITY EXPENSE            |  |                |                    |                              |                                     |   |                 |                                     |                                     |                                    |  |                                | Previously electricity was not recorded by meter. Going forward, Admin = Admin Building, Maintenance= Parks & RV Dump plus Maint Building, Water= Wells, Security = Security Cameras, Pool = Pool. Plus a 3% Escalation |
| 61020.2 · TELEPHONE/INTERNET EXPENSE     |  | 4,600          | 3,216              | 4,182                        | 4,600                               | 5,225                                     |                 | 5,225                               | 625                                 | 13.6%                              |  |                                | Consolidated Communications: Plus 3% of 9/15/19 Invoice plus \$1250 AMBS Call Center for Emergency Line   |
| <b>TOTAL 61020 · UTILITIES EXPENSE</b>   |  | <b>4,600</b>   | <b>3,813</b>       | <b>4,881</b>                 | <b>4,600</b>                        | <b>6,078</b>                              | <b>-</b>        | <b>6,078</b>                        | <b>1,478</b>                        | <b>32.1%</b>                       |  |                                |   |
| 61050 · SUPPLIES                         |  |                | -                  | -                            |                                     |   |                 | -                                   | 0                                   | 0.0%                               |  |                                |   |
| 61050.1 · OFFICE SUPPLIES                |  |                | -                  | -                            |                                     | -   |                 | -                                   | 0                                   | 0.0%                               |  |                                |   |
| 61050 · SUPPLIES - OTHER                 |  |                | -                  | -                            |                                     | -   |                 | -                                   | 0                                   | 0.0%                               |  |                                |   |
| <b>TOTAL 61050 · SUPPLIES</b>            |  |                | -                  | -                            |                                     | -   | -               | -                                   | 0                                   | 0.0%                               |  |                                |   |
| 61055 · PAYROLL EXPENSE                  |  |                | 135                | 1,215                        |                                     | 18,720                                    | (14,040)        | 4,680                               | 4,680                               | 0.0%                               |  |                                | Compliance specialist 24 hours/ month (10.25.19 version was in error at 24 hours per week).   |
| 61056 · PAYROLL TAXES                    |  |                | 25                 | 223                          |                                     | 1,950                                     | (1,456)         | 494                                 | 494                                 | 0.0%                               |  |                                |   |
| <b>TOTAL 61055 · PAYROLL EXPENSE</b>     |  |                | <b>160</b>         | <b>1,438</b>                 |                                     | <b>20,670</b>                             | <b>(15,496)</b> | <b>5,174</b>                        | <b>5,174</b>                        | <b>0.0%</b>                        |  |                                |   |
| 61070 · MILEAGE REIMBURSEMENT            |  | 500            | -                  | -                            | 500                                 | -   |                 | -                                   | (500)                               | (100.0%)                           |  |                                | None, driving a Clearwood vehicle   |
| 61090 · ALLOCATED EXPENSE                |  | 1,235          | -                  | -                            | -                                   | -   |                 | -                                   | 0                                   | 0.0%                               |  |                                |   |
| 62015 · FUEL EXPENSE                     |  |                | -                  | 100                          |                                     | 600                                       |                 | 600                                 | 600                                 | 0.0%                               |  |                                | Compliance driving fuel.  |
| 62020.5 · GATE EXPENSE                   |  | 1,200          | 791                | 891                          | 1,200                               | 1,200                                     |                 | 1,200                               | 0                                   | 0.0%                               |  |                                | Record all gate expenses in SEC dept  |
| 63010 · DEPUTY SHERIFF STIPEND           |  | 20,325         | 2,253              | 5,741                        | 20,325                              | 23,140                                    | (15,140)        | 8,000                               | (12,325)                            | (60.6%)                            |  |                                | REDUCED: 4 Hours per week   |
| 63020 · SECURITY SYSTEM                  |  | 2,580          | 4,426              | 6,826                        | 3,000                               | 4,270                                     |                 | 4,270                               | 1,270                               | 42.3%                              |  |                                | Historical amounts for 2018/2019 apx. \$5400 to \$5300/ year  |
| <b>SECURITY TOTAL EXPENSE</b>            |  | <b>30,440</b>  | <b>11,442</b>      | <b>19,876</b>                | <b>29,625</b>                       | <b>55,958</b>                             | <b>(30,636)</b> | <b>25,322</b>                       | <b>(4,303)</b>                      | <b>(14.5%)</b>                     |  |                                |   |
| 0  |  |                |                    |                              |                                     |   |                 |                                     |                                     |                                    |  |                                |   |
| <b>POOL EXPENSE</b>                      |  |                |                    |                              |                                     |   |                 |                                     |                                     |                                    |  |                                |   |
| 61000 · PROFESSIONAL SERVICES            |  |                | -                  | -                            |                                     | 1,000                                     |                 | 1,000                               | 1,000                               | 0.0%                               |  |                                | Write WAC compliance policy and procedures manuals for pool   |
| 61012 · CONTINGENCY/MISCELLANEOUS        |  | 200            | 262                | 262                          | 200                                 |   |                 | -                                   | (200)                               | (100.0%)                           |  |                                |   |
| 61020 · UTILITIES EXPENSE                |  |                | -                  | -                            |                                     |   |                 | -                                   | 0                                   | 0.0%                               |  |                                |   |
| 61020.1 · ELECTRICITY EXPENSE            |  |                |                    |                              |                                     |   |                 |                                     |                                     |                                    |  |                                | Previously electricity was not recorded by meter. Going forward, Admin = Admin Building, Maintenance= Parks & RV Dump plus Maint Building, Water= Wells, Security = Security Cameras, Pool = Pool. Plus a 3% Escalation |
| 61020.2 · TELEPHONE/INTERNET EXPENSE     |  | 450            | 386                | 506                          | 450                                 | 477                                       |                 | 477                                 | 27                                  | 6.0%                               |  |                                | Plus 3% of 9/15/19 invoice  |
| 61020.4 · PROPANE EXPENSE                |  | 7,000          | 9,084              | 9,084                        | 9,700                               | 9,360                                     |                 | 9,360                               | (340)                               | (3.5%)                             |  |                                | Propane and tank rental. Increase 3% over 2019  |
| <b>TOTAL 61020 · UTILITIES EXPENSE</b>   |  | <b>13,200</b>  | <b>14,071</b>      | <b>14,956</b>                | <b>16,150</b>                       | <b>16,429</b>                             | <b>-</b>        | <b>16,429</b>                       | <b>279</b>                          | <b>1.7%</b>                        |  |                                |   |
| 61031 · BUSINESS INSURANCE EXPENSE       |  | 9,250          | -                  | -                            | 9,250                               | -   |                 | -                                   | (9,250)                             | (100.0%)                           |  |                                | Record in Admin/ Water Operations   |



## 11/09/19 2020 PROPOSED BUDGET

## GENERAL OPERATIONS BUDGET

|   |        | 2019<br>Budget | 9/30/19<br>Actuals | Projected<br>2019<br>(9A+3P) | Annual<br>Meeting<br>2020<br>Budget | DRAFT<br>2020<br>Bottom's<br>Up<br>Budget | BOD<br>Changes | FINAL<br>2020<br>Proposed<br>Budget | \$ Change<br>from 2020<br>AM Budget | % Change<br>from 2020<br>AM Budget | Water Ops<br>Allocation<br>= X | Proposed 2020 Bottom's Up Budget Assumptions   |  |
|---|--------|----------------|--------------------|------------------------------|-------------------------------------|---|----------------|-------------------------------------|-------------------------------------|------------------------------------|--------------------------------|--|--|
| 61050 · SUPPLIES                        |        |                |                    |                              |                                     |   |                |                                     |                                     |                                    |                                |  |  |
| 61050.1 · OFFICE SUPPLIES               | -      |                | 6                  | 6                            | 250                                 | -   |                | -                                   | (250)                               | (100.0%)                           |                                | All office supplies in Admin dept  |  |
| 61050.2 · CUSTODIAL SUPPLIES            | -      |                | 562                | 562                          | -                                   |   |                | -                                   | 0                                   | 0.0%                               |                                |  |  |
| 61050.3 · SAFETY GEAR & CLOTHING        | 1,500  |                | 1,227              | 1,227                        | 1,500                               | 1,700                                     |                | 1,700                               | 200                                 | 13.3%                              |                                | Estimated based on number of employees & cost per employee   |  |
| 61050.4 - CHEMICALS                     | 4,750  |                | 3,080              | 3,080                        | 5,000                               | 5,000                                     |                | 5,000                               | 0                                   | 0.0%                               |                                | AGM Budget sufficient.   |  |
| 61050 · SUPPLIES - OTHER                | 1,500  |                | -                  | -                            | 1,500                               | 1,500                                     |                | 1,500                               | 0                                   | 0.0%                               |                                | Other supplies, kickboards, tables, chairs, etc.   |  |
| TOTAL 61050 · SUPPLIES                  | 7,750  |                | 4,875              | 4,875                        | 8,250                               | 8,200                                     | -              | 8,200                               | (50)                                | (0.6%)                             |                                |  |  |
| 61055 · PAYROLL EXPENSE                 |        |                |                    |                              |                                     |   |                |                                     |                                     |                                    |                                |  |  |
|   | 39,910 |                | 34,485             | 35,148                       | 42,189                              | 41,274                                    |                | 41,274                              | (915)                               | (2.2%)                             |                                | Pool open an additional 2 weeks in 2020 due to school schedule. Pool Manager works apx. 4 hour week in off season. This department is hit the most by the min wage increase in 2020 from \$12/ hr to \$13.50/ hr.                                |  |
| 61025 · EMPLOYEE BENEFITS               | -      |                | -                  | -                            | -                                   |   |                |                                     | 0                                   | 0.0%                               |                                |  |  |
| 61056 · PAYROLL TAXES                   | 8,679  |                | 3,143              | 3,203                        | 8,886                               | 9,003                                     |                | 9,003                               | 117                                 | 1.3%                               |                                |  |  |
| TOTAL 61055 · PAYROLL EXPENSE           | 48,589 |                | 37,628             | 38,351                       | 51,075                              | 50,277                                    | -              | 50,277                              | (798)                               | (1.6%)                             | 0                              | Since 2016 Minimum wage has increased from \$10.50/ hr to \$13.50/ hour, or 29%. Total projected wages for 2020 from 2016 have increased 33% and the pool is open 2 additional weeks in 2020 over 2019. Total Pool wages thru 10/23/19 is \$38k. |  |
| 61066 · TRAINING EXPENSE                | -      |                | -                  | -                            | 1,200                               | 1,200                                     |                | 1,200                               | 0                                   | 0.0%                               | 0                              | x2 Employees trained to be certified pool operators plus travel. Lifeguards hired with certification.  |  |
| 62020 · REPAIRS & MAINTENANCE           |        |                |                    |                              |                                     |   |                |                                     |                                     |                                    |                                |  |  |
| 62020.1 · GROUNDS EXPENSE               | -      |                | -                  | -                            | -                                   |   |                | -                                   | 0                                   | 0.0%                               |                                |  |  |
| 62020.6 - STRUCTURAL                    | -      |                | 278                | 278                          | 1,600                               | 1,600                                     |                | 1,600                               | 0                                   | 0.0%                               |                                | Pool repairs, reasonable per discussion with Pool Manager  |  |
| 62020.7 · EQUIPMENT                     | 500    |                | 1,208              | 1,208                        | 500                                 | 500                                       |                | 500                                 | 0                                   | 0.0%                               |                                | Equipment repairs, reasonable per discussion with Pool Manager   |  |
| TOTAL 62020 · REPAIRS & MAINTENANCE     | 500    |                | 1,486              | 1,486                        | 2,100                               | 2,100                                     | -              | 2,100                               | 0                                   | 0.0%                               |                                |  |  |
| 62026 · LICENSES AND FEES               | 350    |                | 395                | 395                          | 450                                 | 450                                       |                | 450                                 | 0                                   | 0.0%                               |                                | Pool licenses  |  |
| 62046 · SMALL TOOLS & EQUIPMENT         | 500    |                | 545                | 545                          | 3,000                               | 600                                       |                | 600                                 | (2,400)                             | (80.0%)                            |                                | \$55 increase over 2019.   |  |
| 66040 · BUSINESS TAXES                  |        |                | 6                  | 6                            |                                     | 10  |                | 10                                  | 10                                  | 0.0%                               |                                | Excise Tax on swimming lessons.  |  |
| POOL TOTAL EXPENSE                      | 80,339 |                | 59,269             | 60,877                       | 91,675                              | 80,266                                    | -              | 80,266                              | (11,409)                            | (12.4%)                            |                                |  |  |
| 0                                       |        |                |                    |                              |                                     |   |                |                                     |                                     |                                    |                                |  |  |
| OTHER/MISC EXPENSES                     |        |                |                    |                              |                                     |   |                |                                     |                                     |                                    |                                |  |  |
| 61012 · CONTINGENCY/MISCELLANEOUS       | -      |                | -                  | -                            | -                                   |   |                |                                     | 0                                   |                                    |                                |  |  |
| 62020 · REPAIRS & MAINTENANCE           |        |                |                    |                              |                                     |   |                |                                     |                                     |                                    |                                |  |  |
| 62020.8 LAKES                           | 10,250 |                | 8,253              | 8,931                        | 10,500                              | 11,500                                    |                | 11,500                              | 1,000                               | 9.5%                               |                                | AquaTechnex contract. Increase in cost for invasive species mitigation.  |  |
| 62020.9 VANDALISM                       | 3,500  |                | -                  | -                            | 3,500                               | 3,500                                     |                | 3,500                               | 0                                   | 0.0%                               |                                |  |  |
| TOTAL 62020 · REPAIRS & MAINTENANCE     | 13,750 |                | 8,253              | 8,931                        | 14,000                              | 15,000                                    | -              | 15,000                              | 1,000                               | 7.1%                               |                                |  |  |
| 62026 · LICENSES AND FEES               | -      |                | -                  | -                            | -                                   | -   |                | -                                   | 0                                   | 0.0%                               |                                |  |  |
| 65016 · LEASE/RENT EXPENSE              | 2,600  |                | -                  | 2,712                        | 7,500                               | 2,790                                     |                | 2,790                               | (4,710)                             | (62.8%)                            |                                | Lease of Docks, apx. \$650 quarter plus 3% escalation.   |  |
| 65020 · COMMUNITY SUPPORT               |        |                |                    |                              |                                     |   |                |                                     |                                     |                                    |                                |  |  |
| 65020.2 · FISHING DERBY                 | 2,700  |                | 2,390              | 2,390                        | 3,000                               | 3,000                                     |                | 3,000                               | 0                                   | 0.0%                               |                                | No change from 2020 AGM Budget   |  |
| 65020.4 · MEMBER RELATIONS COMMITTEE    | 4,000  |                | 2,637              | 4,000                        | 5,000                               | 5,000                                     |                | 5,000                               | 0                                   | 0.0%                               |                                | No change from 2020 AGM Budget   |  |
| TOTAL 65020 · COMMUNITY SUPPORT         | 6,700  |                | 5,027              | 6,390                        | 8,000                               | 8,000                                     | -              | 8,000                               | 0                                   | 0.0%                               |                                |  |  |
| 65070 · COMMITTEE MILEAGE REIMBURSEMENT | 1,000  |                | -                  | 1,000                        | 300                                 | 300                                       |                | 300                                 | 0                                   | 0.0%                               |                                | No change from 2020 AGM Budget   |  |
| INTEREST TO REPAY LOAN FROM RESERVES    |        |                | 200                | 200                          |                                     | -   | 3,631          | 3,631                               | 3,631                               | 0.0%                               |                                | ADD: Cost of interest expense from operations to reserves  |  |

**11/09/19 2020 PROPOSED BUDGET****GENERAL OPERATIONS BUDGET**

|  |                              |                |                    |                              | 10.25.19                            | 11.09.19                                  |                |                                     |                                     |                                    |                                |   |
|--|------------------------------|----------------|--------------------|------------------------------|-------------------------------------|---|----------------|-------------------------------------|-------------------------------------|------------------------------------|--------------------------------|---|
|  |                              | 2019<br>Budget | 9/30/19<br>Actuals | Projected<br>2019<br>(9A+3P) | Annual<br>Meeting<br>2020<br>Budget | DRAFT<br>2020<br>Bottom's<br>Up<br>Budget | BOD<br>Changes | FINAL<br>2020<br>Proposed<br>Budget | \$ Change<br>from 2020<br>AM Budget | % Change<br>from 2020<br>AM Budget | Water Ops<br>Allocation<br>= X | Proposed 2020 Bottom's Up Budget Assumptions                                  |
|  | RESERVE LOAN REPAYMENT       |                |                    |                              |                                     | -   | 198,073        | 198,073                             |                                     |                                    |                                | ADD: Repayment of loan payment  |
|  | OTHER/MISC TOTAL EXPENSE     | 24,050         | 13,481             | 19,234                       | 29,800                              | 26,090                                    | 201,704        | 227,794                             | 197,994                             | 664.4%                             |                                |   |
|  |                              |                |                    |                              |                                     |   |                |                                     | 0                                   |                                    |                                |   |
|  | OPERATIONS TOTAL EXPENSES    | 614,400        | 557,130            | 742,551                      | 618,875                             | 856,577                                   | 59,261         | 915,838                             | 296,963                             | 48.0%                              |                                |   |
|  | OPERATIONS NET PROFIT (LOSS) | -              | (33,460)           | (165,169)                    | -                                   | (253,675)                                 | 347,675        | 94,000                              | 94,000                              | 0.0%                               |                                | 2020 projected Net profit of \$94k for 1 month of cash for operating expenses |

**Water Allocated Expenses Summary**

|                    |         |         |         |         |         |         |                     |
|--------------------|---------|---------|---------|---------|---------|---------|---------------------|
| ALLOCATED EXPENSES | 217,214 | 203,117 | 320,556 | 212,228 | 345,678 | (6,000) | 339,678             |
| 30% TO WATER       | 65,164  | 60,935  | 96,167  | 63,668  | 103,703 | (1,800) | 101,903             |
| 50% TO WATER       | 108,607 | 101,558 | 160,278 | 106,114 | 172,839 | (3,000) | 169,839             |
| 2020 ALLOCATION    |         |         |         |         |         |         | 157,677<br>(12,162) |

2020 Estimated Allocation, assumed that a little less than 50% of Accounting & GM will be allocated to water in 2020 based on 2019 actuals.  
Difference between 50% Allocation & 2020 Allocation

**SUMMARY OF EXPENSES BY GL CODE**

|                                      |        |         |         |        |         |          |         |         |          |
|--------------------------------------|--------|---------|---------|--------|---------|----------|---------|---------|----------|
| 50000 COST OF SALES GATE CARDS       | -      | 3,388   | 3,388   | -      | 3,560   | -        | 3,560   | 3,560   | 0.0%     |
| 61000 · PROFESSIONAL SERVICES        | -      | -       | -       | -      | 1,000   | -        | 1,000   | 1,000   | 0.0%     |
| 61000.1 · AUDITING EXPENSE           | 10,000 | 2,977   | 10,700  | 10,000 | 11,220  | -        | 11,220  | 1,220   | 12.2%    |
| 61000.2 · ACCOUNTING EXPENSE (PPM)   | 36,000 | 46,854  | 61,854  | 36,000 | 66,700  | -        | 66,700  | 30,700  | 85.3%    |
| 61000.3 · LEGAL EXPENSE              | 6,000  | 18,205  | 42,409  | 10,000 | 25,000  | -        | 25,000  | 15,000  | 150.0%   |
| 61000.5 HR EXPENSE (PPM)             | -      | 9,676   | 13,676  | -      | 15,350  | -        | 15,350  | 15,350  | 0.0%     |
| 61000.6 GM (PPM)                     | -      | 28,217  | 70,827  | -      | 73,450  | -        | 73,450  | 73,450  | 0.0%     |
| TOTAL 61000 · PROFESSIONAL SERVICES  | 52,000 | 105,928 | 199,466 | 56,000 | 192,720 | -        | 192,720 | 136,720 | 244.1%   |
| 61004 · MERCHANT SERVICES EXPENSE    | 4,000  | 11,520  | 16,624  | -      | -       | -        | -       | 0       | 0.0%     |
| 61005 · BAD DEBT EXPENSE             | 6,500  | -       | -       | 6,500  | -       | -        | -       | (6,500) | (100.0%) |
| 61006 · BANK/LATE FEES               | 1,500  | 1,374   | 1,374   | 500    | 600     | -        | 600     | 100     | 20.0%    |
| 61007 · BOARD EXPENSE                | 1,300  | 692     | 792     | 3,000  | 1,000   | -        | 1,000   | (2,000) | (66.7%)  |
| 61010 · COLLECTION COSTS             | 2,500  | 396     | 10,746  | 2,500  | 38,295  | -        | 38,295  | 35,795  | 1431.8%  |
| 61011 · COMPUTER SUPPORT SERVICES    | 12,960 | 6,540   | 8,970   | 12,960 | 16,020  | (6,000)  | 10,020  | (2,940) | (22.7%)  |
| 61012 · CONTINGENCY/MISCELLANEOUS    | 1,500  | 500     | 500     | 2,690  | 1,200   | -        | 1,200   | (1,490) | (55.4%)  |
| 61012.1 GM CONTINGENCY               | -      | -       | -       | -      | 2,000   | -        | 2,000   | 2,000   | 0.0%     |
| TOTAL 61012 TOTAL CONTINGENCY/ MISC  | 1,500  | 500     | 500     | 2,690  | 3,200   | -        | 3,200   | 510     | 19.0%    |
| 61015 · DUES AND SUBSCRIPTIONS       | 4,500  | 8,078   | 9,863   | 3,000  | 8,170   | -        | 8,170   | 5,170   | 172.3%   |
| 61020 · UTILITIES EXPENSE            | -      | -       | -       | -      | -       | -        | -       | 0       | 0.0%     |
| 61020.1 · ELECTRICITY EXPENSE        | 14,250 | 13,359  | 15,306  | 15,500 | 13,994  | -        | 13,994  | (1,506) | (9.7%)   |
| 61020.2 · TELEPHONE/INTERNET EXPENSE | 12,800 | 9,757   | 12,706  | 12,800 | 13,353  | -        | 13,353  | 553     | 4.3%     |
| 61020.4 · PROPANE EXPENSE            | 8,150  | 9,084   | 9,084   | 11,000 | 10,660  | (1,300)  | 9,360   | (1,640) | (14.9%)  |
| 61020.5 · REFUSE EXPENSE             | 6,000  | 2,652   | 3,360   | 6,500  | 4,120   | -        | 4,120   | (2,380) | (36.6%)  |
| TOTAL 61020 · UTILITIES EXPENSE      | 41,200 | 34,852  | 40,456  | 45,800 | 42,127  | (1,300)  | 40,827  | (4,973) | (10.9%)  |
| 61031 · BUSINESS INSURANCE EXPENSE   | 43,150 | 29,260  | 29,260  | 43,850 | 49,772  | (13,221) | 36,551  | (7,299) | (16.6%)  |
| 61040 · PRINTING & COPYING           | -      | 3,688   | 4,504   | -      | 3,600   | -        | 3,600   | 3,600   | 0.0%     |

## 11/09/19 2020 PROPOSED BUDGET

## GENERAL OPERATIONS BUDGET

|   |  | 2019<br>Budget | 9/30/19<br>Actuals | Projected<br>2019<br>(9A+3P) | Annual<br>Meeting<br>2020<br>Budget | DRAFT<br>2020<br>Bottom's<br>Up<br>Budget | BOD<br>Changes | FINAL<br>2020<br>Proposed<br>Budget | \$ Change<br>from 2020<br>AM Budget | % Change<br>from 2020<br>AM Budget | Water Ops<br>Allocation<br>= X | Proposed 2020 Bottom's Up Budget Assumptions |  |
|---|--|----------------|--------------------|------------------------------|-------------------------------------|---|----------------|-------------------------------------|-------------------------------------|------------------------------------|--------------------------------|--|--|
| 61045 · POSTAGE                         |  | -              | 2,750              | 3,150                        | -                                   | 3,308                                     | -              | 3,308                               | 3,308                               | 0.0%                               |                                |  |  |
| 61050 · SUPPLIES                        |  | -              | 536                | 536                          | -                                   | -   | -              | -                                   | 0                                   | 0.0%                               |                                |  |  |
| 61050 · SUPPLIES - OTHER                |  | 2,500          | -                  | -                            | 3,000                               | 1,500                                     | -              | 1,500                               | (1,500)                             | (50.0%)                            |                                |  |  |
| 61050.1 · OFFICE SUPPLIES               |  | 11,300         | 2,606              | 3,351                        | 11,550                              | 6,000                                     | -              | 6,000                               | (5,550)                             | (48.1%)                            |                                |  |  |
| 61050.2 · CUSTODIAL SUPPLIES            |  | 2,500          | 1,781              | 2,501                        | 3,000                               | 3,000                                     | -              | 3,000                               | 0                                   | 0.0%                               |                                |  |  |
| 61050.3 · SAFETY GEAR & CLOTHING        |  | 2,700          | 1,880              | 2,450                        | 2,500                               | 4,060                                     | -              | 4,060                               | 1,560                               | 62.4%                              |                                |  |  |
| 61050.4 - CHEMICALS                     |  | 4,750          | 3,080              | 3,080                        | 5,000                               | 5,000                                     | -              | 5,000                               | 0                                   | 0.0%                               |                                |  |  |
| TOTAL 61050 · SUPPLIES                  |  | 23,750         | 9,885              | 11,920                       | 25,050                              | 19,560                                    | -              | 19,560                              | (5,490)                             | (21.9%)                            |                                |  |  |
| 61055 · PAYROLL EXPENSE                 |  | 305,349        | 192,643            | 243,051                      | 281,200                             | 307,725                                   | (10,508)       | 297,217                             | 16,017                              | 5.7%                               |                                |  |  |
| 61025 · EMPLOYEE BENEFITS               |  | 46,714         | 28,380             | 37,365                       | 46,734                              | 32,142                                    | -              | 32,142                              | (14,592)                            | (31.2%)                            |                                |  |  |
| 61056 · PAYROLL TAXES                   |  | 50,087         | 15,737             | 21,565                       | 46,116                              | 48,361                                    | (1,133)        | 47,228                              | 1,112                               | 2.4%                               |                                |  |  |
| TOTAL 61055 PAYROLL EXPENSE             |  | 402,150        | 236,759            | 301,980                      | 374,050                             | 388,228                                   | (11,641)       | 376,587                             | 2,537                               | 0.7%                               |                                |  |  |
| 61057 - PROPERTY TAX                    |  | 1,600          | 1,489              | 1,489                        | 1,600                               | 1,600                                     | -              | 1,600                               | 0                                   | 0.0%                               |                                |  |  |
| 61066 · TRAINING EXPENSE                |  | 1,550          | -                  | 500                          | 3,300                               | 5,795                                     | -              | 5,795                               | 2,495                               | 75.6%                              |                                |  |  |
| 61070 · MILEAGE REIMBURSEMENT           |  | 1,500          | 223                | 223                          | 1,500                               | 300                                       | -              | 300                                 | (1,200)                             | (80.0%)                            |                                |  |  |
| 61090 · ALLOCATED EXPENSE               |  | (69,765)       | (101,558)          | (160,278)                    | (71,000)                            | (115,865)                                 | (41,812)       | (157,677)                           | (86,677)                            | 122.1%                             |                                |  |  |
| 62015 · FUEL EXPENSE                    |  | 8,300          | 9,659              | 11,598                       | 9,000                               | 12,905                                    | -              | 12,905                              | 3,905                               | 43.4%                              |                                |  |  |
| 62020 · REPAIRS & MAINTENANCE           |  | -              | 1,385              | -                            | -                                   | -   | -              | -                                   | 0                                   | 0.0%                               |                                |  |  |
| 62020.1 · GROUNDS EXPENSE               |  | 3,500          | 1,996              | 10,881                       | 3,500                               | 6,500                                     | -              | 6,500                               | 3,000                               | 85.7%                              |                                |  |  |
| 62020.2 · TREE/DEBRIS/SNOW REMOVAL      |  | 1,000          | 4,528              | 4,528                        | 4,000                               | 30,000                                    | (10,000)       | 20,000                              | 16,000                              | 400.0%                             |                                |  |  |
| 62020.4 · ROAD EXPENSES                 |  | 4,000          | 2,959              | 2,959                        | 5,000                               | 7,330                                     | (3,330)        | 4,000                               | (1,000)                             | (20.0%)                            |                                |  |  |
| 62020.5 - GATE EXPENSE                  |  | 1,200          | 1,075              | 1,175                        | 1,200                               | 1,200                                     | -              | 1,200                               | 0                                   | 0.0%                               |                                |  |  |
| 62020.6 - STRUCTURAL                    |  | 1,000          | 2,851              | 2,851                        | 4,600                               | 7,640                                     | -              | 7,640                               | 3,040                               | 66.1%                              |                                |  |  |
| 62020.7 · EQUIPMENT                     |  | 6,500          | 9,859              | 9,859                        | 8,500                               | 12,500                                    | -              | 12,500                              | 4,000                               | 47.1%                              |                                |  |  |
| 62020.8 LAKES                           |  | 10,250         | 8,253              | 8,931                        | 10,500                              | 11,500                                    | -              | 11,500                              | 1,000                               | 9.5%                               |                                |  |  |
| 62020.9 VANDALISM                       |  | 3,500          | -                  | -                            | 3,500                               | 3,500                                     | -              | 3,500                               | 0                                   | 0.0%                               |                                |  |  |
| TOTAL 62020 · REPAIRS & MAINTENANCE     |  | 30,950         | 32,906             | 41,184                       | 40,800                              | 80,170                                    | (13,330)       | 66,840                              | 26,040                              | 63.8%                              |                                |  |  |
| 62026 · LICENSES AND FEES               |  | 1,250          | 1,308              | 1,358                        | 1,350                               | 2,513                                     | -              | 2,513                               | 1,163                               | 86.2%                              |                                |  |  |
| 62046 · SMALL TOOLS & EQUIPMENT         |  | 1,500          | 1,177              | 1,177                        | 4,000                               | 1,960                                     | -              | 1,960                               | (2,040)                             | (51.0%)                            |                                |  |  |
| 63010 · DEPUTY SHERIFF STIPEND          |  | 20,325         | 2,253              | 5,741                        | 20,325                              | 23,140                                    | (15,140)       | 8,000                               | (12,325)                            | (60.6%)                            |                                |  |  |
| 63020 - SECURITY SYSTEM                 |  | 2,580          | 4,426              | 6,826                        | 3,000                               | 4,270                                     | -              | 4,270                               | 1,270                               | 42.3%                              |                                |  |  |
| 65016 · LEASE/RENT EXPENSE              |  | 7,400          | 3,849              | 7,377                        | 14,100                              | 7,580                                     | -              | 7,580                               | (6,520)                             | (46.2%)                            |                                |  |  |
| 65020 · COMMUNITY SUPPORT               |  | -              | 34                 | 34                           | -                                   | -   | -              | -                                   | 0                                   | 0.0%                               |                                |  |  |
| 65020.1 · COMMUNITY MEETING EXPENSE     |  | 500            | 3,855              | 7,855                        | 2,000                               | 4,590                                     | -              | 4,590                               | 2,590                               | 129.5%                             |                                |  |  |
| 65020.2 · FISHING DERBY                 |  | 2,700          | 2,390              | 2,390                        | 3,000                               | 3,000                                     | -              | 3,000                               | 0                                   | 0.0%                               |                                |  |  |
| 65020.3 · NEWSLETTER EXPENSE            |  | 1,000          | 74                 | 74                           | 3,200                               | -   | -              | -                                   | (3,200)                             | (100.0%)                           |                                |  |  |
| 65020.4 · MEMBER RELATIONS COMMITTEE    |  | 4,000          | 2,637              | 4,000                        | 5,000                               | 5,000                                     | -              | 5,000                               | 0                                   | 0.0%                               |                                |  |  |
| TOTAL 65020 · COMMUNITY SUPPORT         |  | 8,200          | 8,990              | 14,353                       | 13,200                              | 12,590                                    | -              | 12,590                              | (610)                               | (4.6%)                             |                                |  |  |
| 65070 · COMMITTEE MILEAGE REIMBURSEMENT |  | 1,000          | -                  | 1,000                        | 300                                 | 300                                       | -              | 300                                 | 0                                   | 0.0%                               |                                |  |  |
| 66040 · BUSINESS TAXES                  |  | 1,000          | 7,896              | 17,108                       | 1,500                               | 9,160                                     | -              | 9,160                               | 7,660                               | 510.7%                             |                                |  |  |
| 61000.4 · LEGAL FRAUD INVESTIGATION EXP |  | -              | 128,704            | 149,704                      | -                                   | 40,000                                    | (40,000)       | -                                   | 0                                   | 0.0%                               |                                |  |  |
| INTEREST TO REPAY LOAN FROM RESERVES    |  | -              | 200                | 200                          | -                                   | -   | 3,631          | 3,631                               | 3,631                               | 0.0%                               |                                |  |  |
| RESERVE LOAN REPAYMENT                  |  | -              | -                  | -                            | -                                   | -   | 198,073        | 198,073                             | 198,073                             | 0.0%                               |                                |  |  |
| TOTAL EXPENSE                           |  | 614,400        | 557,130            | 742,551                      | 618,875                             | 856,577                                   | 59,261         | 915,838                             | 296,963                             | 48.0%                              |                                |  |  |

## 11/09/19 2020 PROPOSED BUDGET

| WATER OPERATIONS BUDGET                 |                |                    |                              |                                     | 10.25.19                                  | 11.09.19       |                                     |                                     |                                    |  |
|---|----------------|--------------------|------------------------------|-------------------------------------|---|----------------|-------------------------------------|-------------------------------------|------------------------------------|--|
|   | 2019<br>Budget | 9/30/19<br>Actuals | Projected<br>2019<br>(9A+3P) | Annual<br>Meeting<br>2020<br>Budget | DRAFT<br>2020<br>Bottom's<br>Up<br>Budget | BOD<br>Changes | FINAL<br>2020<br>Proposed<br>Budget | \$ Change<br>from 2020<br>AM Budget | % Change<br>from 2020<br>AM Budget | Proposed 2020 Bottom's Up Budget Assumptions   |
| Income                                  |                |                    |                              |                                     |   |                |                                     |                                     |                                    |  |
| 41009 · INTEREST INCOME                 | -              | -                  |                              | -                                   |   |                |                                     |                                     |                                    |  |
| 45001 · WATER CONSUMPTION RATE          | 209,908        | 121,394            | 182,446                      | 181,695                             | 182,446                                   |                | 182,446                             | 751                                 | 0.4%                               | Project same billings as 2019.   |
| 45001.1 UNCOLL WATER CONSUMP<br>RATE    |                | (32,096)           | (6,191)                      |                                     | (12,771)                                  |                | (12,771)                            | (12,771)                            | 0.0%                               | 93% Collections  |
| Total 45001 WATER CONSUMPTION RATE      | 209,908        | 89,299             | 176,256                      | 181,695                             | 169,675                                   | -              | 169,675                             | (12,020)                            | (6.6%)                             | 2019 Net Cash Assumes collecting additional \$26k Oct/Nov/Dec-<br>Collected \$21,905 in October thru 10/25/19.   |
| WATER SERVICE FEE                       | 209,908        | 121,394            | 182,446                      | 181,695                             | -   | 189,840        | 189,840                             | 8,145                               | 4.5%                               | NEW: 2020 - To bring Clearwood in alignment with other nearby<br>water municipalities  |
| UNCOLL WATER SERVICE RATE               |                | (32,096)           | (6,191)                      |                                     | -   | (13,419)       | (13,419)                            | (13,419)                            | 0.0%                               | Assume 93% Collections   |
| Total WATER SERVICE FEE                 | 209,908        | 89,299             | 176,256                      | 181,695                             | -   | 176,421        | 176,421                             | (5,274)                             | (2.9%)                             | Net Water Service Fee  |
| Total Income                            | 419,816        | 178,597            | 352,511                      | 363,390                             | 169,675                                   | 176,421        | 346,096                             | (17,294)                            | (4.8%)                             |  |
| 0                                       |                |                    |                              |                                     |   |                |                                     |                                     |                                    |  |
| Water Operations Expense                |                |                    |                              |                                     |   |                |                                     |                                     |                                    |  |
| 0                                       |                |                    |                              |                                     |   |                |                                     |                                     |                                    |  |
| 61000 · PROFESSIONAL SERVICES           | -              | -                  | 2,400                        |                                     | 10,400                                    |                | 10,400                              | 10,400                              | 0.0%                               | NEW: Licensed water management, water system back up<br>support. This is a single point failure.   |
| 61000.2 ACCOUNTING EXPENSE              | -              | 6,803              | 21,803                       | -                                   | -   |                | -                                   | 0                                   | 0.0%                               | ALLOCATED  |
| 61000.4 ENGINEERING EXPENSE             | -              | -                  | -                            | -                                   | -   |                | -                                   | 0                                   | 0.0%                               | ALLOCATED  |
| Total 61000 · PROFESSIONAL SERVICES     | -              | 6,803              | 24,203                       | -                                   | 10,400                                    | -              | 10,400                              | 10,400                              | 0.0%                               | ALLOCATED  |
| 61005 · BAD DEBT EXPENSE                | 1,000          | -                  | -                            | 1,000                               | -   |                | -                                   | (1,000)                             | (100.0%)                           | moved above to GL 45001.1  |
| 61006 · BANK/LATE FEES                  |                | 4,758              | 4,758                        |                                     |   |                | -                                   | 0                                   |                                    | Late filing fees for Excise tax in 2019. Not expected in 2020.   |
| 61012 · CONTINGENCY/MISCELLANEOUS       | -              | -                  | -                            | 750                                 |   |                | -                                   | (750)                               | (100.0%)                           |  |
| 61015 · DUES AND SUBSCRIPTIONS          | 750            | 482                | 482                          |                                     | 735                                       |                | 735                                 | 735                                 | 0.0%                               | Evergreen Rural Water  |
| 61020 · UTILITIES EXPENSE               |                | -                  | -                            |                                     |   |                | -                                   | 0                                   | 0.0%                               |  |
| 61020.1 · ELECTRICITY EXPENSE           | 8,700          | 6,583              | 7,933                        | 14,400                              | 10,022                                    |                | 10,022                              | (4,378)                             | (30.4%)                            | Previously electricity was not recorded by meter. Going forward,<br>Admin = Admin Building, Maintenance= Parks & RV Dump plus<br>Maint Building, Water= Wells, Security = Security Cameras, Pool =<br>Pool. Plus a 3% Escalation |
| 61020.2 · TELEPHONE/INTERNET<br>EXPENSE | 300            | -                  | -                            | 300                                 | -   |                | -                                   | (300)                               | (100.0%)                           | ALLOCATED  |
| 61020.3 WATER                           | -              | -                  | -                            |                                     | -   |                | -                                   | 0                                   | 0.0%                               |  |
| 61020.4 · PROPANE EXPENSE               | -              | 710                | 1,150                        | -                                   | -   | 1,300          | 1,300                               | 0                                   | 0.0%                               | Water system generator (was previously budgeted in General Ops<br>Maint)   |
| 61020 · UTILITIES EXPENSE - Other       | -              | -                  | -                            | -                                   | -   |                | -                                   | 0                                   | 0.0%                               |  |
| Total 61020 · UTILITIES EXPENSE         | 9,000          | 7,293              | 9,083                        | 14,700                              | 10,022                                    | 1,300          | 11,322                              | (3,378)                             | (23.0%)                            |  |
| 61031 · BUSINESS INSURANCE EXPENSE      | 18,500         | 29,260             | 29,260                       |                                     | 19,831                                    | 13,220         | 33,051                              | 33,051                              | 0.0%                               | 50% of General Policy + \$XXX earthquake insurance on water<br>tanks   |

## 11/09/19 2020 PROPOSED BUDGET

| WATER OPERATIONS BUDGET                        |                |                    |                              |                                     |   |                |                                     |                                     |                                    |   |
|--|----------------|--------------------|------------------------------|-------------------------------------|---|----------------|-------------------------------------|-------------------------------------|------------------------------------|---|
|  |                |                    |                              |                                     | 10.25.19                                  |                | 11.09.19                            |                                     |                                    |   |
|  | 2019<br>Budget | 9/30/19<br>Actuals | Projected<br>2019<br>(9A+3P) | Annual<br>Meeting<br>2020<br>Budget | DRAFT<br>2020<br>Bottom's<br>Up<br>Budget | BOD<br>Changes | FINAL<br>2020<br>Proposed<br>Budget | \$ Change<br>from 2020<br>AM Budget | % Change<br>from 2020<br>AM Budget | Proposed 2020 Bottom's Up Budget Assumptions  |
| 61040 · PRINTING & COPYING                     |                | 1,157              | 1,157                        |                                     | 2,219                                     |                | 2,219                               | 2,219                               | 0.0%                               | Outsource Quarterly Water Billing Mailing: \$0.39/ page + 5% increase   |
| 61045 · POSTAGE                                |                | 517                | 517                          |                                     | 2,790                                     |                | 2,790                               | 2,790                               | 0.0%                               | Quarterly water billing plus 3%   |
| 61050 · SUPPLIES                               |                | 200                | 200                          |                                     |   |                | -                                   | 0                                   | 0.0%                               |   |
| 61050.1 · OFFICE SUPPLIES                      | -              | -                  | -                            | -                                   | -   |                | -                                   | 0                                   | 0.0%                               | ALLOCATED   |
| 61050.2 · CUSTODIAL SUPPLIES                   | -              | -                  | -                            | -                                   | -   |                | -                                   | 0                                   | 0.0%                               | ALLOCATED   |
| 61050.3 · SAFETY GEAR & CLOTHING               | 200            | -                  | -                            | 200                                 | 680                                       |                | 680                                 | 480                                 | 240.0%                             | Specialized PPE for water system maintenance  |
| 61050.4 · CHEMICALS                            | 22,000         | 25,469             | 30,269                       | 30,000                              | 34,520                                    | 4,315          | 38,835                              | 8,835                               | 29.5%                              | Chemicals, based on actual costs plus 3% contingency & escalation. Plus chemicals for 1Q for Well 5.  |
| 61050 - SUPPLIES OTHER                         | 2,800          | -                  | -                            | -                                   | -   |                | -                                   | 0                                   | 0.0%                               |   |
| <b>Total 61050 · SUPPLIES</b>                  | <b>25,000</b>  | <b>25,669</b>      | <b>30,469</b>                | <b>30,200</b>                       | <b>35,200</b>                             | <b>4,315</b>   | <b>39,515</b>                       | <b>9,315</b>                        | <b>30.8%</b>                       |   |
| 61055 · PAYROLL EXPENSE                        | 43,087         | 23,495             | 31,495                       | 32,065                              | 33,002                                    | 1,562          | 34,564                              | 2,499                               | 7.8%                               |   |
| 61025 · EMPLOYEE BENEFITS                      | 7,382          | -                  | -                            | 7,382                               | 6,210                                     |                | 6,210                               | (1,172)                             | (15.9%)                            |   |
| 61056 · PAYROLL TAXES                          | 8,445          | 2,870              | 3,870                        | 8,358                               | 6,185                                     | 146            | 6,331                               | (2,027)                             | (24.3%)                            |   |
| <b>TOTAL 61055 PAYROLL EXPENSE</b>             | <b>58,914</b>  | <b>26,365</b>      | <b>35,365</b>                | <b>47,805</b>                       | <b>45,397</b>                             | <b>1,708</b>   | <b>47,105</b>                       | <b>(700)</b>                        | <b>(1.5%)</b>                      | Maintenance employees, apx. 1600 hours  |
| 61066 · TRAINING EXPENSE                       | 1,100          | -                  | -                            | 500                                 | 720                                       |                | 720                                 | 220                                 | 44.0%                              | Keep operator license current   |
| 61070 · MILAGE REIMBURSEMENT                   | -              | -                  | -                            |                                     | -   |                | -                                   | 0                                   | 0.0%                               |   |
| 61090 · ALLOCATED EXPENSES                     | 71,000         | 101,558            | 160,278                      | 71,000                              | 115,865                                   | 41,812         | 157,677                             | 86,677                              | 122.1%                             | What is the correct Allocation Percentage? This Draft Assumes 50% of "X" items in "Water Ops Allocation" to Water Operations.                               |
| 62020 · REPAIRS & MAINTENANCE                  |                | -                  | -                            |                                     |   |                | -                                   | 0                                   | 0.0%                               |   |
| 62020.1 - GROUNDS EXPENSE                      | 1,000          | -                  | -                            | -                                   | -   |                | -                                   | 0                                   | 0.0%                               |   |
| 62020.3 - WATER SYSTEM                         | 7,200          | 1,862              | 10,862                       | 7,200                               | 11,190                                    |                | 11,190                              | 3,990                               | 55.4%                              | 3% inflation of 2019 projection   |
| 62020.6 - STRUCTURAL                           | 500            | -                  | -                            | 500                                 | -   |                | -                                   | (500)                               | (100.0%)                           |   |
| 62020.7 · EQUIPMENT                            | 2,804          | 53                 | 53                           | 4,500                               | 2,000                                     |                | 2,000                               | (2,500)                             | (55.6%)                            | Water system equipment maintenance estimated in 2020  |
| <b>Total 62020 · REPAIRS &amp; MAINTENANCE</b> | <b>11,504</b>  | <b>1,915</b>       | <b>10,915</b>                | <b>12,200</b>                       | <b>13,190</b>                             | <b>-</b>       | <b>13,190</b>                       | <b>990</b>                          | <b>8.1%</b>                        |   |
| 62026 · LICENSES AND FEES                      | 1,800          | 1,679              | 1,800                        | 2,200                               | 1,850                                     |                | 1,850                               | (350)                               | (15.9%)                            | Based on average of 2018/ 2019 actuals  |
| 62046 · SMALL TOOLS & EQUIPMENT                | 200            | -                  | -                            | 200                                 | 200                                       |                | 200                                 | 0                                   | 0.0%                               | specialty tools, ph equipment   |
| 63020 · SECURITY SYSTEM                        | 1,140          | -                  | 1,140                        | 1,140                               | 1,140                                     |                | 1,140                               | 0                                   | 0.0%                               | Johnson Controls Security Solutions   |
| 66040 · BUSINESS TAXES                         | 10,000         | 17,526             | 17,526                       | -                                   | 21,782                                    |                | 21,782                              | 21,782                              | 0.0%                               | Water Base & Water Assessment Excise Tax; Less deductible for Water Reserves Projects. Water Assessment Excise Tax is NOT a capital item, it is operations. |
| <b>Total Expense</b>                           | <b>209,908</b> | <b>224,981</b>     | <b>326,951</b>               | <b>181,695</b>                      | <b>281,341</b>                            | <b>62,356</b>  | <b>343,697</b>                      | <b>162,002</b>                      | <b>89.2%</b>                       |   |
| WATER OPERATIONS NET PROFIT (LOSS)             | 209,908        | (46,384)           | 25,560                       | 181,695                             | (111,666)                                 | 114,065        | 2,399                               | (179,296)                           | (98.7%)                            |   |

Assumes Resolution 2019-11-04  
is APPROVED

Clearwood Community Association  
2019-2029 General Reserves Capital Plan

|    | A   | B        | C     | D           | E    | F       | G   | I           | J           | K           | L           | M           | N           | O           | P           | Q           | R           | S           |
|----|---|----------|-------|-------------|------|---------|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 1  | <b>2020 GENERAL RESERVES PLANNING</b>                 |          |       |             |      |         |   |             |             |             |             |             |             |             |             |             |             |             |
| 2  | Clearwood Community Association, 10/30/2019           |          |       |             |      |         | <b>REVENUES</b>   | <b>2019</b> | <b>2020</b> | <b>2021</b> | <b>2022</b> | <b>2023</b> | <b>2024</b> | <b>2025</b> | <b>2026</b> | <b>2027</b> | <b>2028</b> | <b>2029</b> |
| 3  |   |          |       |             |      |         | January 1 Carryover (does not include Reserves Carryover)               | 2,161,156   | 2,161,156   | 2,084,811   | 2,008,176   | 1,938,111   | 1,921,472   | 1,706,106   | 1,546,800   | 1,589,010   | 1,146,731   | 1,179,476   |
| 4  | Percent Funded General Reserves as of 2020 RS = 74.2% |          |       |             |      |         | Annual Assessment Income (\$25 per lot 2020 & \$145 per Lot thereafter) |             | \$ 33,875   | \$ 196,475  | \$ 196,475  | \$ 196,475  | \$ 196,475  | \$ 196,475  | \$ 196,475  | \$ 196,475  | \$ 196,475  | \$ 196,475  |
| 5  |   |          |       |             |      |         | 100% Collections  |             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| 6  |   |          |       |             |      |         | Estimated Interest Income   |             |             |             |             |             |             |             |             |             |             |             |
| 7  | Escalation:   | 3.00%    |       |             |      |         | <b>TOTAL EXPECTED RESERVES/REVENUE</b>                                  | \$2,161,156 | \$2,195,031 | \$2,281,286 | \$2,204,651 | \$2,134,586 | \$2,117,947 | \$1,902,581 | \$1,743,275 | \$1,785,485 | \$1,343,206 | \$1,375,951 |
| 8  |   |          |       |             |      |         |   |             |             |             |             |             |             |             |             |             |             |             |
| 9  | Cost Est (Total)                                      | Cost Est | Asset | Useful Life | Year | RS Year | Project Name  | 2019        | 2020        | 2021        | 2022        | 2023        | 2024        | 2025        | 2026        | 2027        | 2028        | 2029        |
| 10 |   |          |       |             |      |         | <b>FACILITIES</b>   |             |             |             |             |             |             |             |             |             |             |             |
| 11 | \$56,300  | 2020     | 100   | 40          | 2025 |         | Spillways, Concrete - Repr/Replace                                      |             |             |             |             |             |             | \$ 65,267   |             |             |             |             |
| 12 | \$56,300  | 2020     | 100   | 40          | 2025 |         | Spillways, Gates & Weirs - Replace                                      |             |             |             |             |             |             | \$ 6,956    |             |             |             |             |
| 13 | \$13,250  | 2020     | 102   | 10          | 2020 |         | Bridge - Arch   |             | \$ 13,250   |             |             |             |             |             |             |             |             |             |
| 14 | \$7,000   | 2020     | 103   | 10          | 2026 |         | Bridge - Blue Lake, Lower Spillway                                      |             |             |             |             |             |             |             | \$ 8,358    |             |             |             |
| 15 | \$7,000   | 2020     | 104   | 10          | 2024 |         | Bridge - Blue Lake, Upper Spillway                                      |             |             |             |             | \$ 7,879    |             |             |             |             |             |             |
| 16 | \$4,800   | 2020     | 105   | 10          | 2023 |         | Bridge - Bear Island  |             |             |             | \$ 5,245    |             |             |             |             |             |             |             |
| 17 | \$9,400   | 2020     | 106   | 10          | 2029 |         | Bridge - Brookside  |             |             |             |             |             |             |             |             |             | \$ 12,265   |             |
| 18 | \$4,600   | 2020     | 108   | 10          | 2022 |         | Bridge - Blue Lake, Inlet   |             |             | \$ 4,880    |             |             |             |             |             |             |             |             |
| 19 | \$33,450  | 2020     | 109   | 10          | 2025 |         | Bridge - Longmire   |             |             |             |             |             | \$ 38,778   |             |             |             |             |             |
| 20 | \$20,600  | 2020     | 111   | 10          | 2029 |         | Bridge - Rampart  |             |             |             |             |             |             |             |             |             |             | \$ 26,878   |
| 21 | \$9,250   | 2020     | 112   | 10          | 2022 |         | Bridge - Reichel  |             |             | \$ 9,813    |             |             |             |             |             |             |             |             |
| 22 | \$20,600  | 2020     | 114   | 15          | 2021 |         | Beach Bulkheads Longmire  |             | \$ 21,218   |             |             |             |             |             |             |             |             |             |
| 23 | \$20,600  | 2020     | 114   | 15          | 2021 |         | Beach Bulkheads Madrona   |             | \$ 21,218   |             |             |             |             |             |             |             |             |             |
| 24 | \$20,600  | 2020     | 114   | 15          | 2022 |         | Beach Bulkheads Sunset  |             |             | \$ 21,855   |             |             |             |             |             |             |             |             |
| 25 | \$20,600  | 2020     | 114   | 15          | 2022 |         | Beach Bulkheads Windy   |             |             | \$ 21,855   |             |             |             |             |             |             |             |             |
| 26 | \$17,450  | 2020     | 118   | 25          | 2020 |         | Cabana - Longmire   |             | \$ 17,450   |             |             |             |             |             |             |             |             |             |
| 27 | \$17,450  | 2020     | 124   | 25          | 2028 |         | Cabana - Sunset   |             |             |             |             |             |             |             |             | \$ 22,105   |             |             |
| 28 | \$16,900  | 2020     | 125   | 25          | 2020 |         | Cabana - Vine Lane  |             | \$ 16,900   |             |             |             |             |             |             |             |             |             |
| 29 | \$17,450  | 2020     | 126   | 25          | 2029 |         | Cabana - Windy  |             |             |             |             |             |             |             |             |             |             | \$ 22,768   |
| 30 | \$26,250  | 2020     | 130   | 30          | 2025 |         | Dock - Blue Lk Fishing (1 of 4)   |             |             |             |             |             | \$ 30,431   |             |             |             |             |             |
| 31 | \$26,250  | 2020     | 130   | 30          | 2024 |         | Dock - Blue Lk Fishing (2 of 4)   |             |             |             |             | \$ 29,545   |             |             |             |             |             |             |
| 32 | \$26,250  | 2020     | 130   | 30          | 2026 |         | Dock - Blue Lk Fishing (3 of 4)   |             |             |             |             |             |             | \$ 31,344   |             |             |             |             |
| 33 | \$26,250  | 2020     | 130   | 30          | 2023 |         | Dock - Blue Lk Fishing (4 of 4)   |             |             |             | \$ 28,684   |             |             |             |             |             |             |             |
| 34 | \$24,650  | 2020     | 131   | 30          | 2022 |         | Dock - Horseshoe (a - right)  |             | \$ 26,151   |             |             |             |             |             |             |             |             |             |
| 35 | \$42,750  | 2020     | 134   | 30          | 2026 |         | Dock - Longmire (fish, swim)  |             |             |             |             |             |             |             | \$ 51,046   |             |             |             |
| 36 | \$10,900  | 2020     | 145   | 3           | 2022 |         | Fence - Chain Link  |             |             | \$ 11,564   |             |             | \$ 12,636   |             |             | \$ 13,808   |             |             |
| 37 | \$19,150  | 2020     | 146   | 20          | 2028 |         | Fence - Front and Back Gates  |             |             |             |             |             |             |             |             | \$ 24,259   |             |             |
| 38 | \$8,450   | 2020     | 150   | 20          | 2025 |         | Restroom - Division 7   |             |             |             |             |             | \$ 9,796    |             |             |             |             |             |
| 39 | \$23,200  | 2020     | 152   | 20          | 2022 |         | Restroom - Loop   |             |             | \$ 24,613   |             |             |             |             |             |             |             |             |
| 40 | \$8,450   | 2020     | 153   | 20          | 2027 |         | Restroom - Rampart  |             |             |             |             |             |             |             | \$ 10,392   |             |             |             |
| 41 | \$8,450   | 2020     | 154   | 20          | 2027 |         | Restroom - Hi-Lo  |             |             |             |             |             |             |             | \$ 10,392   |             |             |             |
| 42 | \$16,900  | 2020     | 157   | 20          | 2029 |         | Restroom - Otter Beach  |             |             |             |             |             |             |             |             |             | \$ 22,051   |             |
| 43 | \$8,450   | 2020     | 158   | 20          | 2026 |         | Restroom - Perimeter  |             |             |             |             |             |             | \$ 10,090   |             |             |             |             |
| 44 | \$8,450   | 2020     | 160   | 20          | 2023 |         | Restroom - Sports Court   |             |             |             | \$ 9,234    |             |             |             |             |             |             |             |
| 45 | \$8,450   | 2020     | 162   | 20          | 2024 |         | Restroom - Sunset   |             |             |             |             | \$ 9,511    |             |             |             |             |             |             |
| 46 | \$8,450   | 2020     | 163   | 20          | 2025 |         | Restroom - Windy  |             |             |             |             |             | \$ 9,796    |             |             |             |             |             |
| 47 | \$8,450   | 2020     | 164   | 20          | 2027 |         | Restroom - Woodside   |             |             |             |             |             |             |             |             | \$ 10,392   |             |             |
| 48 | \$6,200   | 2020     | 170   | 4           | 2020 |         | Trails - Maintain/Repair  |             | \$ 6,200    |             |             | \$ 6,978    |             |             |             | \$ 7,854    |             |             |
| 49 | \$9,200   | 2020     | 180   | 0           | 2024 |         | Reichel Beach Sprinkler System  |             |             |             |             | \$ 10,355   |             |             |             |             |             |             |
| 50 | \$15,450  | 2020     | 185   | 40          | 2020 |         | Tennis - Longmire (seal)  |             | \$ 8,250    |             |             |             |             |             |             |             |             |             |
| 51 | \$48,950  | 2020     | 186   | 40          | 2027 |         | Tennis & Bsktbl - Hi Lo (replace)                                       |             |             |             |             |             |             |             |             | \$ 60,202   |             |             |
| 52 | \$36,050  | 2020     | 187   | 40          | 2027 |         | Tennis - Rampart (replace)  |             |             |             |             |             |             |             |             | \$ 44,337   |             |             |
| 53 | \$28,500  | 2020     | 190   | 20          | 2022 | 2020    | Mailboxes - Replace Big Fir   |             |             |             | \$ 30,236   |             |             |             |             |             |             |             |
| 54 | \$28,500  | 2020     | 190   | 20          | 2022 |         | Mailboxes - Replace Blue Hills Loop                                     |             |             |             | \$ 22,968   |             |             |             |             |             |             |             |
| 55 | \$28,500  | 2020     | 190   | 20          | 2024 |         | Mailboxes - Replace Blue Lake Court                                     |             |             |             |             |             | \$ 22,623   |             |             |             |             |             |
| 56 | \$28,500  | 2020     | 190   | 20          | 2022 |         | Mailboxes - Replace Longmire  |             |             |             | \$ 24,613   |             |             |             |             |             |             |             |
| 57 | \$20,650  | 2020     | 199   | 1           | 2020 |         | Roads - Local Repairs/Patching  | \$ 20,650   | \$ 21,270   | \$ 21,908   | \$ 22,565   | \$ 23,242   | \$ 23,939   | \$ 24,657   | \$ 25,397   | \$ 26,159   | \$ 26,944   |             |
| 58 | \$264,000   | 2020     | 200   | 30          | 2027 |         | Road Project D-1: Resurface   |             |             |             |             |             |             |             |             | \$ 324,687  |             |             |
| 59 | \$7,750   | 2020     | 214   | 20          | 2024 |         | Playground Equip - Vine Lane  |             |             |             |             | \$ 8,723    |             |             |             |             |             |             |
| 60 | \$25,350  | 2020     | 215   | 20          | 2021 |         | Playground Equip - Pool   |             | \$ 26,111   |             |             |             |             |             |             |             |             |             |

Clearwood Community Association  
2019-2029 General Reserves Capital Plan

|     | A                | B        | C     | D           | E    | F       | G                                     | I           | J           | K           | L           | M           | N           | O           | P           | Q           | R           | S           |
|-----|------------------|----------|-------|-------------|------|---------|---------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 9   | Cost Est (Total) | Cost Est | Asset | Useful Life | Year | RS Year | Project Name                          | 2019        | 2020        | 2021        | 2022        | 2023        | 2024        | 2025        | 2026        | 2027        | 2028        | 2029        |
| 61  | \$37,700         | 2020     | 216   | 20          | 2025 |         | Playground Equip - Perimeter          |             |             |             |             |             |             | \$ 43,705   |             |             |             |             |
| 62  | \$20,600         | 2020     | 217   | 20          | 2027 |         | Playground Equip - Reichel Beach      |             |             |             |             |             |             |             |             | \$ 25,335   |             |             |
| 63  | \$25,750         | 2020     | 218   | 20          | 2024 |         | Playground Equip - Hi Lo              |             |             |             |             |             | \$ 28,982   |             |             |             |             |             |
| 64  | \$6,400          | 2020     | 220   | 5           | 2024 |         | Pool - Bldg Interior Remodel          |             |             |             |             |             | \$ 7,203    |             |             |             |             | \$ 8,351    |
| 65  | \$51,550         | 2020     | 224   | 12          | 2023 |         | Pool - Deck Resurface Concrete        |             |             |             |             | \$ 56,330   |             |             |             |             |             |             |
| 66  | \$15,200         | 2020     | 225   | 18          | 2021 |         | Pool - Deck Resurface Wood            |             | \$ 15,656   |             |             |             |             |             |             |             |             |             |
| 67  | \$8,250          | 2020     | 227   | 40          | 2026 |         | Pool - Bldg Roof (front)              |             |             |             |             |             |             |             | \$ 9,851    |             |             |             |
| 68  | \$15,450         | 2020     | 230   | 20          | 2021 |         | Pool/Spa - Filters                    |             | \$ 15,914   |             |             |             |             |             |             |             |             |             |
| 69  | \$7,750          | 2020     | 232   | 8           | 2023 |         | Spa - Resurface                       |             |             |             |             | \$ 8,469    |             |             |             |             |             |             |
| 70  | \$6,200          | 2020     | 233   | 8           | 2025 |         | Pool - Bldg Exterior Caulk/Paint      |             |             |             |             |             |             | \$ 7,187    |             |             |             |             |
| 71  | \$17,500         | 2020     | 238   | 12          | 2020 |         | Pool - Winter Cover/Blanket           | \$ 17,500   |             |             |             |             |             |             |             |             |             |             |
| 72  | \$10,300         | 2020     | 242   | 10          | 2025 |         | Pool Plumbing - Repair/Replace        |             |             |             |             |             |             | \$ 11,941   |             |             |             |             |
| 73  | \$4,100          | 2020     | 243   | 5           | 2021 |         | Pool - Pumps / Valves, etc&E}         |             | \$ 4,223    |             |             |             |             |             | \$ 4,896    |             |             |             |
| 74  | \$5,650          | 2020     | 290   | 2           | 2021 |         | Security Cameras                      |             | \$ 5,820    |             |             | \$ 6,174    |             | \$ 6,550    |             | \$ 6,949    |             | \$ 7,372    |
| 75  | \$15,450         | 2020     | 292   | 10          | 2028 |         | Security - Gate Operators             |             |             |             |             |             |             |             |             |             | \$ 19,572   |             |
| 76  | \$7,000          | 2020     | 294   | 7           | 2025 |         | Security - Radar Gun                  |             |             |             |             |             | \$ 8,115    |             |             |             |             |             |
| 77  | \$7,600          | 2020     | 297   | 10          | 2028 |         | Security - Spikes                     |             |             |             |             |             |             |             |             |             | \$ 9,627    |             |
| 78  | \$6,650          | 2020     | 300   | 10          | 2021 |         | Maintenance Bldg - Ext Paint          |             | \$ 6,850    |             |             |             |             |             |             |             |             |             |
| 79  | \$20,100         | 2020     | 306   | 20          | 2028 |         | Maintenance Bldg - Roof               |             |             |             |             |             |             |             |             |             | \$ 25,462   |             |
| 80  | \$9,250          | 2020     | 308   | 25          | 2024 |         | Maintenance Bldg - Shop Heaters       |             |             |             |             |             | \$ 10,411   |             |             |             |             |             |
| 81  | \$92,700         | 2020     | 310   | 20          | 2024 |         | Maint Equip - Backhoe                 |             |             |             |             |             | \$ 104,335  |             |             |             |             |             |
| 82  | \$20,600         | 2020     | 311   | 20          | 2022 |         | Maint Equip - Boom Lift Genie Prtbl   |             |             |             | \$ 21,855   |             |             |             |             |             |             |             |
| 83  | \$54,050         | 2020     | 316   | 15          | 2024 |         | Maint Equip - Bobcat Excavator        |             |             |             |             |             | \$ 60,834   |             |             |             |             |             |
| 84  | \$27,500         | 2020     | 320   | 20          | 2021 |         | Maint Equip - Kubota Tractor          |             | \$ 28,325   |             |             |             |             |             |             |             |             |             |
| 85  | \$23,200         | 2020     | 322   | 12          | 2021 |         | Maint Equip - Kubota RTV (old)        |             | \$ 23,896   |             |             |             |             |             |             |             |             |             |
| 86  | \$23,200         | 2020     | 323   | 10          | 2023 |         | Maint Equip - Kubota RTV (newer)      |             |             |             |             | \$ 25,351   |             |             |             |             |             |             |
| 87  | \$8,850          | 2020     | 327   | 10          | 2029 |         | Maint Equip - Sander (old)            |             |             |             |             |             |             |             |             |             |             | \$ 11,547   |
| 88  | \$8,850          | 2020     | 328   | 10          | 2021 |         | Maint Equip - Sander (newer)          |             | \$ 9,116    |             |             |             |             |             |             |             |             |             |
| 89  | \$7,600          | 2020     | 330   | 15          | 2025 |         | Maint Equip - Plow (new)              |             |             |             |             |             | \$ 8,810    |             |             |             |             |             |
| 90  | \$23,200         | 2020     | 332   | 10          | 2023 |         | Maint Equip - Street Sweeper          |             |             |             |             | \$ 25,351   |             |             |             |             |             |             |
| 91  | \$47,250         | 2020     | 338   | 10          | 2021 |         | Maint Equip - Truck 2010 Ford F350    |             | \$ 48,668   |             |             |             |             |             |             |             |             |             |
| 92  | \$31,550         | 2020     | 339   | 10          | 2029 |         | Maint Equip -Truck 1999 Ford F450     |             |             |             |             |             |             |             |             |             |             | \$ 41,166   |
| 93  | \$23,700         | 2020     | 340   | 10          | 2024 |         | Maint Equip - Truck 2008 Ford F150    |             |             |             |             |             | \$ 26,675   |             |             |             |             |             |
| 94  | \$27,000         | 2020     | 342   | 10          | 2025 |         | Maint Equip - Truck 2006 Mazda        |             |             |             |             |             | \$ 31,300   |             |             |             |             |             |
| 95  | \$5,800          | 2020     | 343   | 10          | 2023 |         | Flatbed Trailer for Excavator         |             |             |             |             | \$ 6,338    |             |             |             |             |             |             |
| 96  | \$7,100          | 2020     | 344   | 10          | 2025 |         | Paint Striper                         |             |             |             |             |             | \$ 8,230    |             |             |             |             |             |
| 97  | \$6,400          | 2020     | 361   | 30          | 2027 |         | Office Bldg - Roof                    |             |             |             |             |             |             |             |             | \$ 7,871    |             |             |
| 98  | \$44,500         | 2020     | 362   | 30          | 2027 |         | Office Bldg - Structure               |             |             |             |             |             |             |             |             | \$ 54,729   |             |             |
| 99  | \$15,200         | 2020     | 365   | 5           | 2024 |         | Office Computer Upgrade               |             |             |             |             |             | \$ 17,108   |             |             |             |             | \$ 19,833   |
| 100 | \$ 2,028,050     |          |       |             |      |         | GRAND TOTAL                           | \$ -        | \$ 100,200  | \$ 248,282  | \$ 242,309  | \$ 193,740  | \$ 374,401  | \$ 323,437  | \$ 140,241  | \$ 580,685  | \$ 148,845  | \$ 199,174  |
| 101 |                  |          |       |             |      |         |                                       |             |             |             |             |             |             |             |             |             |             |             |
| 102 |                  |          |       |             |      |         | EXPENSES                              |             |             |             |             |             |             |             |             |             |             |             |
| 103 |                  |          |       |             |      |         | Gen Res Plan Expenses in current year | \$ -        | \$ 100,200  | \$ 248,282  | \$ 242,309  | \$ 193,740  | \$ 374,401  | \$ 323,437  | \$ 140,241  | \$ 580,685  | \$ 148,845  | \$ 199,174  |
| 104 |                  |          |       |             |      |         | ADD Budgetary Contingency - 10%       | \$ -        | \$ 10,020   | \$ 24,828   | \$ 24,231   | \$ 19,374   | \$ 37,440   | \$ 32,344   | \$ 14,024   | \$ 58,069   | \$ 14,885   | \$ 19,917   |
| 105 |                  |          |       |             |      |         | Expected Residual at Year-end:        | \$2,161,156 | \$2,084,811 | \$2,008,176 | \$1,938,111 | \$1,921,472 | \$1,706,106 | \$1,546,800 | \$1,589,010 | \$1,146,731 | \$1,179,476 | \$1,156,860 |



Clearwood Community Association  
2019-2029 Water Reserve Capital Plan

|    | A   | B               | C            | D                  | E           | F              | G  | I                 | J                 | K                | L                | M                 | N                  | O                  | P                  | Q                  | R                  | S                  |
|----|---|-----------------|--------------|--------------------|-------------|----------------|--|-------------------|-------------------|------------------|------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| 1  | <b>2020 WATER RESERVES PLANNING</b>                   |                 |              |                    |             |                |  |                   |                   |                  |                  |                   |                    |                    |                    |                    |                    |                    |
| 2  | Clearwood Community Association, 10/25/2019           |                 |              |                    |             |                | <b>REVENUES</b>  | <b>2019</b>       | <b>2020</b>       | <b>2021</b>      | <b>2022</b>      | <b>2023</b>       | <b>2024</b>        | <b>2025</b>        | <b>2026</b>        | <b>2027</b>        | <b>2028</b>        | <b>2029</b>        |
| 3  |   |                 |              |                    |             |                | January 1 Carryover (does not include Reserves Carryover)<br>2019 = 9/30/19 Balance per Fund Summary | 981,866           | 544,021           | 322,441          | 534,681          | 738,358           | 888,338            | 1,082,529          | 1,227,588          | 1,466,806          | 835,655            | 1,009,311          |
| 4  | Percent Funded General Reserves as of 2020 RS = 11.9% |                 |              |                    |             |                | Assessment Income (\$185 per Lot)  |                   | \$ 250,675        | \$ 250,675       | \$ 250,675       | \$ 250,675        | \$ 250,675         | \$ 250,675         | \$ 250,675         | \$ 250,675         | \$ 250,675         | \$ 250,675         |
| 5  |   |                 |              |                    |             |                | Estimated Interest Income  |                   | \$ -              | \$ -             | \$ -             | \$ -              | \$ -               | \$ -               | \$ -               | \$ -               | \$ -               | \$ -               |
| 6  |   |                 |              |                    |             |                |  |                   |                   |                  |                  |                   |                    |                    |                    |                    |                    |                    |
| 7  | Escalation: 3.00%                                     |                 |              |                    |             |                | <b>TOTAL EXPECTED RESERVES/REVENUE</b>   | <b>\$981,866</b>  | <b>\$794,696</b>  | <b>\$573,116</b> | <b>\$785,356</b> | <b>\$989,033</b>  | <b>\$1,139,013</b> | <b>\$1,333,204</b> | <b>\$1,478,263</b> | <b>\$1,717,481</b> | <b>\$1,086,330</b> | <b>\$1,259,986</b> |
| 8  |   |                 |              |                    |             |                |  |                   |                   |                  |                  |                   |                    |                    |                    |                    |                    |                    |
| 9  | <b>Cost Est (Total)</b>                               | <b>Cost Est</b> | <b>Asset</b> | <b>Useful Life</b> | <b>Year</b> | <b>RS Year</b> | <b>Project Name</b>  | <b>2019</b>       | <b>2020</b>       | <b>2021</b>      | <b>2022</b>      | <b>2023</b>       | <b>2024</b>        | <b>2025</b>        | <b>2026</b>        | <b>2027</b>        | <b>2028</b>        | <b>2029</b>        |
| 10 |   |                 |              |                    |             |                | <b>FACILITIES</b>  |                   |                   |                  |                  |                   |                    |                    |                    |                    |                    |                    |
| 11 | \$6,250   | 2020            | 100          | 3                  | 2022        |                | Sanitary Survey  |                   |                   |                  | \$ 6,631         |                   |                    | \$ 7,245           |                    |                    | \$ 7,917           |                    |
| 12 | \$33,950  | 2020            | 101          | 6                  | 2023        |                | Water System Plan - Update   |                   |                   |                  |                  | \$ 37,098         |                    |                    |                    |                    |                    | \$ 44,297          |
| 13 | \$300,000   | 2020            | 102          | 0                  | 2020        |                | Well #5 - Install Final Cost   |                   | \$ 300,000        |                  |                  |                   |                    |                    |                    |                    |                    |                    |
| 14 | \$12,350  | 2020            | 103          | 10                 | 2028        |                | Well Pump / Motor #1 - Replace   |                   |                   |                  |                  |                   |                    |                    |                    |                    | \$ 15,645          |                    |
| 15 | \$18,600  | 2020            | 105          | 10                 | 2023        |                | Well Pump / Motor #2 - Replace   |                   |                   |                  |                  | \$ 20,325         |                    |                    |                    |                    |                    |                    |
| 16 | \$23,100  | 2020            | 107          | 10                 | 2027        |                | Well Pump / Motor #4 - Replace   |                   |                   |                  |                  |                   |                    |                    |                    | \$ 28,410          |                    |                    |
| 17 | \$7,850   | 2020            | 109          | 5                  | 2024        |                | Source Flow Meters - Replace   |                   |                   |                  |                  | \$ 8,835          |                    |                    |                    |                    |                    | \$ 10,242          |
| 18 | \$7,600   | 2020            | 118          | 5                  | 2020        |                | Storage Reservoirs - Dive Inspect  |                   | \$ 7,600          |                  |                  |                   |                    | \$ 8,810           |                    |                    |                    |                    |
| 19 | \$12,250  | 2020            | 119          | 10                 | 2027        |                | Reservoir 2 Ladder - Repaint   |                   |                   |                  |                  |                   |                    |                    |                    | \$ 15,066          |                    |                    |
| 20 | \$22,500  | 2020            | 121          | 20                 | 2023        |                | Reservoir Cathodic Protection 2  |                   |                   |                  |                  | \$ 24,586         |                    |                    |                    |                    |                    |                    |
| 21 | \$14,600  | 2020            | 122          | 50                 | 2020        |                | Water Hammer Surge Tanks   |                   | \$ 14,600         |                  |                  |                   |                    |                    |                    |                    |                    |                    |
| 22 | \$527,000   | 2020            | 300          | 60                 | 2027        |                | Water Main Project D-1: Replace  |                   |                   |                  |                  |                   |                    |                    |                    |                    | \$ 648,144         |                    |
| 23 | \$107,050   | 2020            | 311          | 30                 | 2027        |                | Main Valves- Rplc (Phase 1)  |                   |                   |                  |                  |                   |                    |                    |                    |                    | \$ 70,595          |                    |
| 24 | \$5,650   | 2020            | 312          | 30                 | 2027        |                | Hydrants - Rplc (Phase 1)  |                   |                   |                  |                  |                   |                    |                    |                    |                    | \$ 16,603          |                    |
| 25 | \$7,600   | 2020            | 316          | 10                 | 2022        |                | Water Service Meters -Rplc(Phase1)   |                   |                   |                  | \$ 8,063         |                   |                    |                    |                    |                    |                    |                    |
| 26 | \$7,600   | 2020            | 316          | 10                 | 2021        |                | Water Service Meters -Rplc(Phase10)  |                   |                   | \$ 7,828         |                  |                   |                    |                    |                    |                    |                    |                    |
| 27 | \$7,600   | 2020            | 316          | 10                 | 2023        |                | Water Service Meters -Rplc(Phase2)   |                   |                   |                  |                  | \$ 8,305          |                    |                    |                    |                    |                    |                    |
| 28 | \$7,600   | 2020            | 316          | 10                 | 2024        |                | Water Service Meters -Rplc(Phase3)   |                   |                   |                  |                  |                   | \$ 8,554           |                    |                    |                    |                    |                    |
| 29 | \$7,600   | 2020            | 316          | 10                 | 2025        |                | Water Service Meters -Rplc(Phase4)   |                   |                   |                  |                  |                   |                    | \$ 8,810           |                    |                    |                    |                    |
| 30 | \$7,600   | 2020            | 316          | 10                 | 2026        |                | Water Service Meters -Rplc(Phase5)   |                   |                   |                  |                  |                   |                    |                    | \$ 9,075           |                    |                    |                    |
| 31 | \$7,600   | 2020            | 316          | 10                 | 2029        |                | Water Service Meters -Rplc(Phase6)   |                   |                   |                  |                  |                   |                    |                    |                    |                    |                    | \$ 9,916           |
| 32 | \$7,600   | 2020            | 316          | 10                 | 2020        |                | Water Service Meters -Rplc(Phase7)   |                   | \$ 7,600          |                  |                  |                   |                    |                    |                    |                    |                    |                    |
| 33 | \$7,600   | 2020            | 316          | 10                 | 2020        |                | Water Service Meters -Rplc(Phase8)   |                   | \$ 7,600          |                  |                  |                   |                    |                    |                    |                    |                    |                    |
| 34 | \$7,600   | 2020            | 316          | 10                 | 2020        |                | Water Service Meters -Rplc(Phase9)   |                   | \$ 7,600          |                  |                  |                   |                    |                    |                    |                    |                    |                    |
| 35 | \$25,200  | 2020            | 317          | 20                 | 2020        |                | Water Meter Setters -Rplc(Phase7)  |                   | \$ 25,200         |                  |                  |                   |                    |                    |                    |                    |                    |                    |
| 36 | \$25,200  | 2020            | 317          | 20                 | 2020        |                | Water Meter Setters -Rplc(Phase8)  |                   | \$ 25,200         |                  |                  |                   |                    |                    |                    |                    |                    |                    |
| 37 | \$25,200  | 2020            | 317          | 20                 | 2020        |                | Water Meter Setters -Rplc(Phase9)  |                   | \$ 25,200         |                  |                  |                   |                    |                    |                    |                    |                    |                    |
| 38 | \$25,200  | 2020            | 317          | 20                 | 2021        |                | Water Meter Setters-Rplc (Phase10)   |                   |                   | \$ 25,956        |                  |                   |                    |                    |                    |                    |                    |                    |
| 39 | \$5,100   | 2020            | 323          | 7                  | 2027        |                | Cla-Val Valves - Repair/Replace  |                   |                   |                  |                  |                   |                    |                    |                    | \$ 6,272           |                    |                    |
| 40 | \$7,600   | 2020            | 324          | 4                  | 2020        |                | Leak Detection   |                   | \$ 7,600          |                  |                  |                   | \$ 8,554           |                    |                    |                    | \$ 9,627           |                    |
| 41 | \$22,550  | 2020            | 400          | 25                 | 2025        |                | Well 4 Control Systems - Replace   |                   |                   |                  |                  |                   |                    | \$ 26,142          |                    |                    |                    |                    |
| 42 | \$22,550  | 2020            | 400          | 25                 | 2025        |                | Wells 1 & 2 Cntrl Systems - Replace  |                   |                   |                  |                  |                   |                    | \$ 43,705          |                    |                    |                    |                    |
| 43 | \$21,450  | 2020            | 403          | 20                 | 2024        |                | Telemetry System - Replace   |                   |                   |                  |                  |                   | \$ 24,142          |                    |                    |                    |                    |                    |
| 44 | \$25,300  | 2020            | 410          | 40                 | 2022        |                | Well House 1, 2 - Replace  |                   |                   |                  | \$ 26,841        |                   |                    |                    |                    |                    |                    |                    |
| 45 | \$25,300  | 2020            | 410          | 40                 | 2027        |                | Well House 4 - Replace   |                   |                   |                  |                  |                   |                    |                    |                    | \$ 15,189          |                    |                    |
| 46 | \$16,350  | 2020            | 411          | 30                 | 2028        |                | Well Sites Fence - Replace   |                   |                   |                  |                  |                   |                    |                    |                    |                    | \$ 20,712          |                    |
| 47 | \$11,600  | 2020            | 412          | 30                 | 2028        |                | Reservoir Fences - Replace   |                   |                   |                  |                  |                   |                    |                    |                    |                    | \$ 14,695          |                    |
| 48 | \$6,250   | 2020            | 450          | 10                 | 2029        |                | Water Trailer - Purchase   |                   |                   |                  |                  |                   |                    |                    |                    |                    |                    | \$ 8,155           |
| 49 | \$6,250   | 2020            | 450          | 10                 | 2029        |                | Water Truck - Replace  |                   |                   |                  |                  |                   |                    |                    |                    |                    |                    | \$ 13,439          |
| 50 | \$12,350  | 2020            | 460          | 1                  | 2020        |                | Public Utility Water - Pay Tax   |                   | \$ 12,350         | \$ 12,721        | \$ 13,102        | \$ 13,495         | \$ 13,900          | \$ 14,317          | \$ 14,747          | \$ 15,189          | \$ 15,645          | \$ 16,114          |
| 51 |   |                 |              |                    |             |                | Well 5 Project (1)   | \$ 437,845        |                   |                  |                  |                   |                    |                    |                    |                    |                    |                    |
| 52 | \$ 1,458,200  |                 |              |                    |             |                | <b>GRAND TOTAL</b>   | <b>\$ 437,845</b> | <b>\$ 440,550</b> | <b>\$ 46,505</b> | <b>\$ 54,636</b> | <b>\$ 103,809</b> | <b>\$ 63,985</b>   | <b>\$ 109,030</b>  | <b>\$ 23,821</b>   | <b>\$ 815,468</b>  | <b>\$ 84,240</b>   | <b>\$ 102,164</b>  |
| 53 |   |                 |              |                    |             |                |  |                   |                   |                  |                  |                   |                    |                    |                    |                    |                    |                    |
| 54 |   |                 |              |                    |             |                | <b>EXPENSES</b>  |                   |                   |                  |                  |                   |                    |                    |                    |                    |                    |                    |
| 55 |   |                 |              |                    |             |                | Gen Res Plan Expenses in current year  | \$ 437,845        | \$ 440,550        | \$ 46,505        | \$ 54,636        | \$ 103,809        | \$ 63,985          | \$ 109,030         | \$ 23,821          | \$ 815,468         | \$ 84,240          | \$ 102,164         |
| 56 |   |                 |              |                    |             |                | <b>ADD Budgetary Contingency - 10%</b>   | \$ -              | \$ 44,055         | \$ 4,651         | \$ 5,464         | \$ 10,381         | \$ 6,399           | \$ 10,903          | \$ 2,382           | \$ 81,547          | \$ 8,424           | \$ 10,216          |
| 57 |   |                 |              |                    |             |                | <b>Remove Public Utility Water Tax</b>   |                   | \$ (12,350)       | \$ (12,721)      | \$ (13,102)      | \$ (13,495)       | \$ (13,900)        | \$ (14,317)        | \$ (14,747)        | \$ (15,189)        | \$ (15,645)        | \$ (16,114)        |
| 58 |   |                 |              |                    |             |                | <b>(Revenues - Expenses - Reserves Carryover)</b>  | <b>\$544,021</b>  | <b>\$322,441</b>  | <b>\$534,681</b> | <b>\$738,358</b> | <b>\$888,338</b>  | <b>\$1,082,529</b> | <b>\$1,227,588</b> | <b>\$1,466,806</b> | <b>\$835,655</b>   | <b>\$1,009,311</b> | <b>\$1,163,720</b> |

Clearwood Community Association  
2019-2029 Water Reserve Capital Plan

|    | A                | B        | C     | D           | E                          | F            | G  | I          | J    | K    | L    | M    | N    | O    | P    | Q    | R    | S    |
|----|------------------|----------|-------|-------------|----------------------------|--------------|--|------------|------|------|------|------|------|------|------|------|------|------|
| 9  | Cost Est (Total) | Cost Est | Asset | Useful Life | Year                       | RS Year      | Project Name                             | 2019       | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
| 59 |                  |          |       |             |                            |              |  |            |      |      |      |      |      |      |      |      |      |      |
| 60 |                  |          |       |             |                            |              |  |            |      |      |      |      |      |      |      |      |      |      |
| 61 |                  |          |       |             | (1) Well 5 Project History |              |  |            |      |      |      |      |      |      |      |      |      |      |
| 62 |                  |          |       |             |                            | Date         | Description                              | Amount     |      |      |      |      |      |      |      |      |      |      |
| 63 |                  |          |       |             | Approved                   | 10/1/2016    | Well 5                                   | 750,000    |      |      |      |      |      |      |      |      |      |      |
| 64 |                  |          |       |             | Approved                   | 6/10/2019    | Well 5 - retainer                        | 5,000      |      |      |      |      |      |      |      |      |      |      |
| 65 |                  |          |       |             | Spent                      | 2017         | Well 5                                   | (254,653)  |      |      |      |      |      |      |      |      |      |      |
| 66 |                  |          |       |             | Spent                      | 2018         | Well 5                                   | (19,769)   |      |      |      |      |      |      |      |      |      |      |
| 67 |                  |          |       |             | Spent                      | 2019 to 9/30 | Well 5                                   | (42,733)   |      |      |      |      |      |      |      |      |      |      |
| 68 |                  |          |       |             |                            |              | Net Remaining on Approved Well 5 Project | \$ 437,845 |      |      |      |      |      |      |      |      |      |      |

YELLOW & WHITE STRIPE

WHITE FOG LINES ADDED IN 2020

WHITE FOG LINES added 2019

NOTE: Board reduced the expense and thus the scope of the work outlined below. Final 2020 scope to be determined.

NO PARKING

## Divisions

I II III IV

V VI VII VIII

IX X XI XII

XIII XIV XV XVI

XVII XVIII XIX



**CLEARWOOD**  
www.clearwood-yelm.com

200' 100' 0' 200' 400'

