

DRAFT LONG TERM PLAN AND MAJOR PROJECT SCHEDULE

Winter Lake Estates - Long Term Plan						
	2015	2016	2017	2018	2019	2020
	Est (11mo)	Bud	Est	Est	Est	Est
<u>Income</u>						
Annual Dues / Lot	\$450	\$450	\$450	\$450	\$450	\$500
Lots		156	156	156	156	156
Builder Lots or Non Payment		-8	-7	-6	-3	-3
Net Lots Paying		148	149	150	153	153
Annual Dues	\$66,002	\$66,600	\$67,050	\$67,500	\$68,850	\$76,500
Special Assessments	\$0	\$0	\$0	\$0	\$0	\$0
Delinquent Dues	\$5,005	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Interest	\$1,371	\$250	\$250	\$250	\$250	\$250
Total Income	\$72,377	\$68,850	\$69,300	\$69,750	\$71,100	\$78,750
<u>Expenses</u>						
Landscaping	\$9,261	\$10,000	\$10,200	\$10,404	\$10,612	\$10,824
Professional Fees	\$1,379	\$1,379	\$1,407	\$1,435	\$1,464	\$1,493
Insurance	\$1,483	\$1,572	\$1,667	\$1,767	\$1,873	\$1,985
Office Supplies	\$162	\$162	\$166	\$169	\$172	\$176
Postage	\$164	\$164	\$168	\$171	\$175	\$178
Snow Removal	\$12,352	\$12,982	\$13,644	\$14,340	\$15,071	\$15,840
Utility	\$7,795	\$8,431	\$9,118	\$9,861	\$10,665	\$11,534
Maintenance (Incl Projects)	\$42,600	\$18,800	\$19,960	\$17,621	\$12,484	\$52,547
WG Condo Streets	\$906	\$927	\$948	\$970	\$993	\$1,016
WBE Streets	\$5,655	\$5,786	\$5,919	\$6,056	\$6,196	\$6,339
Management Fee - Village	\$2,895	\$2,754	\$2,772	\$2,790	\$2,844	\$3,150
Contingency (3%)	\$0	\$1,806	\$1,896	\$1,884	\$1,791	\$3,058
Total Expense	\$84,654	\$64,764	\$67,864	\$67,468	\$64,339	\$108,140
Net Profit (+) or Loss (-)	(\$12,277)	\$4,086	\$1,436	\$2,282	\$6,761	(\$29,390)

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Winter Lake Estates - Maintenance Plan						
	2015	2016	2017	2018	2019	2020
TOTAL	\$42,600	\$18,800	\$19,960	\$17,621	\$12,484	\$52,547
All Other Unforeseen & Regular Maintenance	\$4,526	\$3,000	\$3,060	\$3,121	\$3,184	\$3,247
Street slab Repair	\$7,000	\$0	\$0	\$0	\$0	\$0
Stabilization	\$3,000					
Fill under 4 Winter Pond Slabs	\$4,000					
Select Slab replacements @ \$1,300/slab	\$3,051	\$7,800	\$10,400	\$13,000	\$7,800	\$7,800
2015	\$3,051					
Six Slabs		\$7,800				
Eight Slabs			\$10,400			
Ten slabs				\$13,000		
Six Slabs					\$7,800	
Six Slabs						\$7,800
Street Sealing	\$4,350	\$5,000	\$6,500	\$1,500	\$1,500	\$1,500
Winter Lake Drive	\$4,350					
Winter Pond		\$5,000				
All Remining			\$5,000			
Patching			\$1,500	\$1,500	\$1,500	\$1,500
Retaining Walls	\$0	\$3,000	\$0	\$0	\$0	\$0
Dist 3		\$3,000				
Major Lake Repair	\$23,673	\$0	\$0	\$0	\$0	\$40,000
Spillway (23 cu yd fill)	\$7,373					
Lake south	\$10,000					
Repair small leak in dam	\$6,300					
Retaining Basin overhaul - need to define						\$40,000
NOTES						
Streets: Stabilizing broken concrete (WLDrive) 2015 - \$3,000 (may need to defer to 2016)						
for above, Approximation - not based on any bidding. No solution yet defined.						
Sealing all of WLDr and Winter Pond 2016 - \$5,000						
Select slab replacements @ approx \$1,300/slab						
2016 - 6 slabs =\$7,800						
2017 - Sealing rest of WLE -						
2017 - 8 slabs						
Retaining Wall:						
Review needs; study alternatives						
2016 - very approx \$9,000						
During 2017 - 2020: General \$12,000 in maintenance projects						