



NOTICE

The Board of Directors of SLCA request your presence at a Special Meeting of Owners on February 20, 2016 for an open discussion of the following purposes:

1. Specific discussion of 2016 Capital Plan, including funding. VOTES required include -

- Approval of \$14,500 contract with DAYCO to renovate bldg. 47-1 flat roof (previously approved by board as an emergency)
- Approval of \$71,465 contract with Trumbull-Nelson to renovate main section of bldg. 35 roof.
- *Approval of \$15,000 for DUPLEX roof repairs.*
- Approval to borrow \$100,000 to fund 2016 Capital Plan; cost to service loan covered in 2016 Operating Plan

2. General discussion of (attached) 5-year capital plan to establish priorities. Five- year plan is a WIP and is a listing of know problem; owners input needed to establish priorities.

3. Open form to provide time to hear owners concerns and recommendations related to operation of SLCA other than Capital Plan discussed above.

4. Adjourn

If you are unable to attend the Special Meeting, please make every effort to have your proxy represented.

Board of Directors - SLCA

Attachments -

- 2015 year end financials
- 2016 capital budget
- Five year Capital Plan
- Proxy forms

**SLCA OFFICIAL PROXY FORM
SPECIAL MEETING FEBRUARY 20, 2016**

I, _____,

Owner of Unit(s) Numbered _____

Constitute and appoint _____ to be my proxy holder for the purposes of voting on all other business to lawfully come before the Special Meeting Meeting of the Shaker Landing Condominium Association to be held Saturday, February 20, 2016, at 9:00 am, local time, at the Enfield Community Building Hall, Huse Park, Route 4, Enfield, NH.

The above named and designated proxy holder has the authority to vote and act for me to the same extent that I could if personally present, with full power to cast the number of votes that ownership entitles me to cast, and I do hereby further authorize my proxy to use his/her best judgment in voting for me on all matters which properly come before this Meeting, or any adjournment thereof, and to act for me in my name, place and stead as fully as I could act if I were present, giving said proxy full power of substitution.

Executed on (date) _____

Owner _____

Witness to Signature _____

NOTE 1: Only a member of the Board of Directors or other unit owner may be chosen to act as a proxy holder. A non-owner may not be chosen.

NOTE 2: This proxy must be fully completed (leaving no blanks) and be dated, signed and the signature witnessed in order to be valid. (Witness does not need to be a notary.)

NOTE 3: This proxy is valid only for the Meeting for which it is given and any lawful adjournment thereof.

NOTE 4: The Unit Owner must give or mail this proxy to the person designated as his/her proxy holder. The proxy holder must present it to the Secretary at the Annual Meeting, February 20, 2016.

**SHAKER LANDING CONDOMINIUMS
STATEMENT OF INCOME
FOR THE MONTH AND YEAR ENDED DECEMBER 31, 2015**

	ANNUAL	CURRENT PERIOD		YEAR-TO-DATE		VARIANCE
	BUDGET	BUDGET	ACTUAL	BUDGET	ACTUAL	
OPERATING INCOME						
4010-MONTHLY DUES	125,952.00	10,496.00	11,480.00	125,952.00	125,286.37	(665.63)
4025-SNOW ASSESS	0.00	0.00	2,330.00	0.00	8,310.00	8,310.00
4050-LATE FEES	50.00	0.00	10.98	50.00	43.84	(6.16)
4055-BOAT RENTALS	2,750.00	0.00	0.00	2,750.00	2,250.00	(500.00)
4065-PHASE III REIMB	1,094.57	0.00	0.00	1,094.57	728.21	(366.36)
TOTAL OPERATING INCOME	129,846.57	10,496.00	13,820.98	129,846.57	136,618.42	6,771.85
OPERATING EXPENSES						
5015-OFFICE EXPENSES	850.00	10.00	39.22	850.00	1,243.30	393.30
5016-WEB SITE EXP	750.00	0.00	0.00	750.00	300.00	(450.00)
5020-ELECTRICITY	8,100.00	675.00	0.00	8,100.00	7,403.63	(696.37)
5035-WATER & SEWER	7,700.00	0.00	0.00	7,700.00	7,849.25	149.25
5055-MANAGEMENT FEES	17,964.00	1,497.00	1,497.00	17,964.00	17,964.00	0.00
5060-DOCK REPAIR/MAINT	2,750.00	0.00	1,175.00	2,750.00	4,751.60	2,001.60
5065-BEACH EXPENSE	750.00	0.00	0.00	750.00	631.91	(118.09)
5070-GROUNDS/LANDSCAPING	3,000.00	0.00	1,200.00	3,000.00	3,556.13	556.13
5074-TREE MAINTENANCE	3,500.00	0.00	1,140.00	3,500.00	2,880.00	(620.00)
5075-MOWING CONTRACT	20,000.00	0.00	0.00	20,000.00	13,666.62	(6,333.38)
5077-TAXES/FEES	0.00	0.00	0.00	0.00	25.00	25.00
5080-ROADS/DRIVES	1,500.00	0.00	0.00	1,500.00	1,430.00	(70.00)
5085-WALKWAY MAINT	750.00	0.00	0.00	750.00	900.00	150.00
5090-REPAIRS/MAINT	4,500.00	0.00	586.00	4,500.00	13,187.37	8,687.37
5110-EXT PAINTING	16,850.00	0.00	0.00	16,850.00	14,934.93	(1,915.07)
5115-PLOWING CONTRACT	19,500.00	3,250.00	2,583.33	19,500.00	18,166.66	(1,333.34)
5116-OTHER SNOW	1,500.00	700.00	0.00	1,500.00	800.00	(700.00)
5117-ROOF RAKING-ESSENTIAL	3,000.00	0.00	0.00	3,000.00	1,732.50	(1,267.50)
5118-ROOF RAKING-DEVOID	0.00	0.00	0.00	0.00	5,688.61	5,688.61
5120-TRASH REMOVAL	600.00	50.00	51.00	600.00	662.00	62.00
5125-EXTERMINATING	1,600.00	0.00	90.00	1,600.00	2,050.73	450.73
5180-LEGAL EXPENSES	500.00	0.00	0.00	500.00	275.00	(225.00)
5185-INSURANCE	13,650.00	4,050.00	1,555.40	13,650.00	15,554.00	1,904.00
5190-MISCELLANEOUS	75.00	0.00	0.00	75.00	50.00	(25.00)
5195-ACCOUNTING	275.00	0.00	0.00	275.00	265.00	(10.00)
5200-MEETING EXPENSE	200.00	0.00	0.00	200.00	736.86	536.86
TOTAL OPERATING EXP	129,864.00	10,232.00	9,916.95	129,864.00	136,705.10	6,841.10
YEAR END DEFICIT	(17.43)	264.00	3,904.03	(17.43)	(86.68)	(69.25)

**SHAKER LANDING CONDOMINIUMS
STATEMENT OF INCOME
FOR THE MONTH AND YEAR ENDED DECEMBER 31, 2015**

	ANNUAL BUDGET	CURRENT PERIOD BUDGET	ACTUAL	YEAR-TO-DATE BUDGET	ACTUAL	VARIANCE
SHORT TERM RESERVE						
BEGINNING STR BALANCE	0.00	0.00	3,990.71	0.00	0.00	0.00
INCOME						
4040-INTEREST	6.00	0.50	0.12	6.00	0.36	(5.64)
4060-INS CLAIM INC	0.00	0.00	0.00	0.00	3,927.63	3,927.63
TOTAL INCOME	6.00	0.50	0.12	6.00	3,927.99	3,921.99
CAPITAL PROJECTS						
5111.0-CONTINGENCY	10,000.00	0.00	0.00	10,000.00	0.00	(10,000.00)
5111.1-GENERAL CAPITAL	0.00	0.00	0.00	0.00	3,045.00	3,045.00
5111.2-ROOFS **	15,600.00	0.00	0.00	15,600.00	15,190.00	(410.00)
5111.4-POST LIGHTS	6,000.00	0.00	0.00	6,000.00	0.00	(6,000.00)
5111.6-INS CLAIM #35-3	0.00	0.00	0.00	0.00	4,243.51	4,243.51
5111.7-SEWER PROJECT *	4,000.00	0.00	0.00	4,000.00	4,586.00	586.00
TOTAL PROJECT EXP	35,600.00	0.00	0.00	35,600.00	27,064.51	(8,535.49)
TRANSFERS						
RESERVE FUNDING	14,000.00	0.00	(10,007.81)	14,000.00	0.00	(14,000.00)
CD PROCEEDS	0.00	0.00	18,125.75	0.00	35,245.29	35,245.29
YEAR END TRANSFER	0.00	0.00	(2,108.77)	0.00	(2,108.77)	(2,108.77)
NET TRANSFERS	14,000.00	0.00	6,009.17	14,000.00	33,136.52	19,136.52
ENDING STR BALANCE	(21,594.00)	0.50	10,000.00	(21,594.00)	10,000.00	31,594.00
LONG TERM RESERVE						
BEGINNING LTR BALANCE	0.00	0.00	3,521.11	0.00	418.68	418.68
INCOME						
4020-RESERVE FEES	14,592.00	1,216.00	1,360.00	14,592.00	14,514.97	(77.03)
4045-INTEREST	2.00	0.17	0.33	2.00	3.60	1.60
TOTAL INCOME	14,594.00	1,216.17	1,360.33	14,594.00	14,518.57	(75.43)
TRANSFERS						
PROJECT FUNDING EXP	(14,000.00)	0.00	10,007.81	(14,000.00)	(48.00)	13,952.00
YEAR END RES TRANSFER	0.00	0.00	(7,977.91)	0.00	(7,977.91)	(7,977.91)
TOTAL LTR TRANSFERS	(14,000.00)	0.00	2,029.90	(14,000.00)	(8,025.91)	5,974.09
ENDING LTR BALANCE	594.00	1,216.17	6,911.34	594.00	6,911.34	6,317.34

**SHAKER LANDING CONDOMINIUMS
STATEMENT OF INCOME
FOR THE YEAR ENDED DECEMBER 31, 2015**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
OPERATING INCOME													
4010-MONTHLY DUES	10,477	10,484	10,845	12,136	8,200	11,808	10,168	9,840	11,480	10,168	8,200	11,480	125,286
4025-SNOW ASSESS	0	0	0	0	0	0	0	0	4,520	1,140	320	2,330	8,310
4050-LATE FEES	0	6	0	5	0	5	0	17	0	0	0	11	44
4055-BOAT RENTALS	0	0	0	0	0	0	1,750	250	250	0	0	0	2,250
4065-PHASE III REIMB	683	18	18	0	0	0	9	0	0	0	0	0	728
TOTAL OPERATING INC	11,160	10,508	10,863	12,141	8,200	11,813	11,927	10,107	16,250	11,308	8,520	13,821	136,618
OPERATING EXPENSES													
5015-OFFICE EXPENSES	128	329	257	55	43	36	32	17	246	30	31	39	1,243
5016-WEB SITE EXP	0	0	300	0	0	0	0	0	0	0	0	0	300
5020-ELECTRICITY	1,884	1,080	1,580	1,198	329	252	221	207	208	215	231	0	7,405
5035-WATER & SEWER	0	0	0	0	0	0	521	0	2,369	0	4,960	0	7,850
5055-MANAGEMENT FEES	1,467	1,527	1,497	1,497	1,497	1,497	1,497	1,497	1,497	1,497	1,497	1,497	17,964
5060-DOCK REPAIR/MAINT	2,190	0	0	0	85	1,249	0	0	0	52	0	1,175	4,751
5065-BEACH EXPENSE	0	0	0	0	0	100	140	272	70	50	0	0	632
5070-GROUNDS/LANDSCAPING	0	0	0	0	1,435	525	230	25	8	0	133	1,200	3,556
5074-TREE MAINTENANCE	0	0	0	100	0	0	0	0	0	620	1,020	1,140	2,880
5075-MOWING CONTRACT	0	0	0	749	0	2,583	2,583	2,583	2,583	2,584	0	0	13,665
5077-TAXES/FEES	0	0	25	0	0	0	0	0	0	0	0	0	25
5080-ROADS/DRIVES	0	0	0	150	1,000	0	0	0	0	80	200	0	1,430
5085-WALKWAY MAINT	0	0	0	0	0	0	550	0	350	0	0	0	900
5090-REPAIRS/MAINT	180	508	1,182	750	1,570	1,217	0	254	35	824	6,082	586	13,188
5110-EXT PAINTING	0	0	0	572	288	2,048	3,898	3,424	2,418	1,751	534	0	14,933
5115-PLOWING CONTRACT	3,250	3,250	3,250	3,250	0	0	0	0	0	0	2,583	2,584	18,167
5116-OTHER SNOW	0	800	0	0	0	0	0	0	0	0	0	0	800
5117-ROOF RAKE-ESSENTIAL	0	1,610	88	35	0	0	0	0	0	0	0	0	1,733
5118-ROOF RAKE-DEVOID	0	5,688	0	0	0	0	0	0	0	0	0	0	5,688
5120-TRASH REMOVAL	51	51	51	51	51	51	51	51	51	101	51	51	662
5125-EXTERMINATING	0	0	300	0	1,419	0	225	18	0	0	0	90	2,052
5180-LEGAL EXPENSES	0	275	0	0	0	0	0	0	0	0	0	0	275
5185-INSURANCE	0	1,556	0	3,110	0	1,556	3,111	0	1,556	1,556	1,556	1,555	15,556
5190-MISCELLANEOUS	0	0	0	0	0	0	50	0	0	0	0	0	50
5195-ACCOUNTING	0	265	0	0	0	0	0	0	0	0	0	0	265
5200-MEETING EXPENSE	125	342	250	0	0	0	0	20	0	0	0	0	737
TOTAL OPERATING EXP	9,275	17,281	8,780	11,517	7,717	11,114	13,109	8,368	11,391	9,360	18,878	9,917	136,707
OPERATING DEFICIT	1,885	(6,773)	2,083	624	483	699	(1,182)	1,739	4,859	1,948	(10,358)	3,904	(89)

**SHAKER LANDING CONDOMINIUMS
STATEMENT OF INCOME
FOR THE YEAR ENDED DECEMBER 31, 2015**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
SHORT TERM RESERVE													
BEGINNING STR BALANCE	0	1,396	54	5,687	3,304	3,972	3,551	1,000	2,739	4,103	6,051	4,110	0
INCOME													
4040-INTEREST	0	0	0	0	0	0	0	0	0	0	0	0	0
4060-INS CLAIM INC	0	0	0	0	3,928	0	0	0	0	0	0	0	3,928
TOTAL INCOME	0	0	0	0	3,928	0	0	0	0	0	0	0	3,928
CAPITAL PROJECTS													
5111.1-GENERAL CAPITAL	975	1,020	0	125	0	0	0	0	0	0	925	0	3,045
5111.2-ROOFS **	0	0	0	2,040	11,010	1,120	1,020	0	0	0	0	0	15,190
5111.6-INS CLAIM #35-3	0	0	0	2,342	1,902	0	0	0	0	0	0	0	4,244
5111.7-SEWER PROJECT *	0	0	0	0	0	0	1,586	3,000	0	0	0	0	4,586
TOTAL PROJECT EXP	975	1,020	0	4,507	12,912	1,120	2,606	3,000	0	0	925	0	27,065
FUNDING TRANSFERS													
RESERVE FUNDING	486	2,300	1,250	0	0	0	1,236	3,000	(3,496)	0	5,231	(10,007)	0
CD PROCEEDS	0	0	0	0	17,120	0	0	0	0	0	0	18,126	35,246
FUNDS FROM DOCK SD	0	4,150	2,300	1,500	(7,950)	0	0	0	0	0	0	0	0
YEAE END TRANSFER	0	0	0	0	0	0	0	0	0	0	0	(2,109)	(2,109)
NET PROJECT FUNDING	486	6,450	3,550	1,500	9,170	0	1,236	3,000	(3,496)	0	5,231	6,010	33,137
ENDING STR BALANCE	(489)	6,826	3,604	2,680	3,490	2,852	2,181	1,000	(757)	4,103	10,357	10,120	10,000
LONG TERM RESERVE													
BEGINNING LTR BALANCE	418	1,087	(6)	(2)	1,426	2,376	3,744	3,686	1,827	6,653	7,831	3,520	419
INCOME													
4020-RESERVE FEES	1,203	1,207	1,254	1,428	950	1,368	1,178	1,140	1,330	1,178	920	1,360	14,515
4045-INTEREST	0	0	0	0	0	0	1	1	0	0	1	0	4
TOTAL INCOME	1,203	1,207	1,254	1,428	950	1,368	1,179	1,141	1,330	1,178	921	1,360	14,519
TRANSFERS													
PROJECT FUNDING	(534)	(2,300)	(1,250)	0	0	0	(1,237)	(3,000)	3,496	0	(5,232)	10,009	(48)
YEAR END TRANSFER	0	0	0	0	0	0	0	0	0	0	0	(7,978)	(7,978)
NET TRANSFERS	(534)	(2,300)	(1,250)	0	0	0	(1,237)	(3,000)	3,496	0	(5,232)	2,031	(8,026)
ENDING LTR BALANCE	1,087	(6)	(2)	1,426	2,376	3,744	3,686	1,827	6,653	7,831	3,520	6,911	6,912

**SHAKER LANDING CONDOMINIUMS
CASH FLOWS
JANUARY - DECEMBER 2015**

	OPERATING	SHORT TERM RESERVES	LONG TERM RESERVES
BEGINNING BALANCE	0.00	0.00	418.68
INCOME			
Monthly Fees	125,286.37		
Snow Assessment	8,310.00		
Late Fees	43.84		
Boat Rentals	2,250.00		
Phase III	728.21		
Reserve Fees			14,514.97
Interest Income		0.36	3.60
Insurance Claim		3,927.63	
CD Proceeds		35,245.29	
TOTAL INCOME	136,618.42	39,173.28	14,518.57
EXPENSES			
Operating Expenses	136,705.10		
Capital Projects		22,821.00	
Insurance Claim		4,243.51	
2014 Owner Expense			48.00
TOTAL EXPENSES	136,705.10	27,064.51	48.00
ACTUAL DEC BALANCE	(\$86.68)	\$12,108.77	\$14,889.25
Transfers to Start 2016	\$10,086.68	(\$2,108.77)	(\$7,977.91)
YEAR END BALANCE	\$10,000.00	\$10,000.00	\$6,911.34
DOCK DEPOSITS HELD			\$10,500.00
TOTAL CASH ON HAND			\$37,411.34

**SHAKER LANDING CONDOMINIUMS
CD LISTING
DECEMBER 2015**

	ISSUED	RATE	MONTHS	MATURITY	BALANCE
CD #66	4.11.11	2.47%	60	4.11.16	6,742.58
CD #67	4.11.11	2.47%	60	4.11.16	11,237.63
CD #68	4.11.11	2.47%	60	4.11.16	11,237.63
CD #69	4.11.11	2.47%	60	4.11.16	11,237.63
CD #70	4.11.11	2.47%	60	4.11.16	11,237.63
CD #74	11.21.11	2.47%	60	11.21.16	6,641.22
CD #75	5.14.12	2.13%	60	5.14.17	6,482.65
CD #76	5.14.12	2.13%	60	5.14.17	6,482.65
CD #77	10.16.12	1.93%	60	10.16.17	6,383.29
CD #72	5.16.11	2.23%	48	5.16.19	6,617.59
CD #73	11.21.11	1.54%	48	11.21.19	6,518.71
CD LSB	9.1.10	1.144%	60	9.1.20	6,897.97
TOTAL CD'S INVESTED					\$97,717.18
LONG TERM RESERVE					\$6,911.34
TOTAL CAPITAL FUNDS					\$104,628.52

**SHAKER LANDING CONDOMINIUMS
2016 RESERVE BUDGET WORKSHEET**

18-Jan-16

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2013 ACTUAL	2014 ACTUAL	2015 ACTUAL	2016 PROPOSED	#	COMMENTS
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SHORT TERM RESERVE

BEGINNING STR BALANCE	(1,927.05)	(1,927.05)	0.00	10,000.00	
INCOME					
OPERATING SURPLUS	11,831.90	3,600.10	(0.00)	1.00	
INTEREST	0.58	4.84	0.36	5.00	
INS CLAIM #35-3	0.00	0.00	3,927.63	0.00	
TOTAL INCOME	11,832.48	3,604.94	3,927.99	6.00	
CAPITAL PROJECTS					
RESERVE STUDY	0.00	8,156.23	0.00	0.00	
GENERAL CAPITAL	0.00	3,117.25	3,045.00	0.00	
INS CLAIM #35-3	0.00	0.00	4,243.51	0.00	
*Sewer - Professional Services	0.00	0.00	4,586.00	0.00	
Professional Fees - Consulting	0.00	0.00	0.00	6,500.00	(1) PATHWAYS - 2016
POST LIGHTS	0.00	4,200.00	0.00	0.00	LINE 28: INSTALL Skylights : \$3,765 Core Roof Bldg 35 \$67,700 DUPLEX ROOFS: \$15,000 45-1 Membrane: \$14,000
MAILBOX STRUCTURE	0.00	3,347.80	0.00	0.00	
REBUILD STAIRWAYS	0.00	2,845.32	0.00	0.00	
ROOFING(Bldg 35 & Bldg 47 Membrane	0.00	0.00	0.00	100,456.00	(2) 2016: #35 Roof/SKYLIGHTS??/47-1 Membrane DUPL
PROJECT SUPERVISION	0.00	0.00	15,190.00	1,500.00	(3) 15 hours at \$100/hr
DEBT SERVICE	0.00	0.00	0.00	0.00	Roofs, Sewer, and plan development for future roofs.
TOTAL CAPITAL PROJECTS	0.00	21,666.60	27,064.51	108,456.00	9600
TRANSFERS					
RESERVE FUNDING	0.00	0.00	0.00	18,848.00	Contributions to Reserves: 5 MONTHS @ \$87; 7 MOS. @ \$22 FOR 32 UNITS.
CD PROCEEDS	0.00	0.00	35,245.29	0.00	(4) Redemption of CDs - maintain \$100,000 PLUS balar
LOAN PROCEEDS	0.00	0.00	(2,108.77)	100,000.00	(5) \$65/Owner/mo to repay/loan???(May to December 20
NET TRANSFERS	0.00	0.00	33,136.52	118,848.00	
ENDING STR BALANCE	(1,927.05)	(23,593.65)	10,000.00	10,398.00	(6) Keep => \$10,000 if possible Amt in excess of \$10K available for emergencies or future CD purchases.

2016 RESERVE BUDGET WORKSHEET

	2013	2014	2015	2016
	ACTUALS	ACTUALS	PROJECT	PROPOSED
Monthly Reserve Fee	\$35.88/mo	\$36.97/mo	\$38/mo	\$87/mo

LONG TERM RESERVE

BEGINNING LTR BALANCE	2,889.41	4,844.12	370.68	6,959.34	*
INCOME					
RESERVE FEES	13,950.16	14,301.40	14,514.97	18,848.00	<
INTEREST	4.55	2.36	3.60	5.00	
TOTAL INCOME	13,954.71	14,303.76	14,518.57	18,853.00	
EXPENSES					
PROJECT FUNDING EXPENSE	0.00	0.00	(48.00)	0.00	*
CD PURCHASES	12,000.00	10,700.00	0.00	12,000.00	*
YR END RESERVE TRANSFER	0.00	8,029.20	7,977.91	3,812.34	Estimated
TOTAL EXPENSES	12,000.00	18,729.20	7,929.91	15,812.34	*
ENDING LTR BALANCE	4,844.12	370.68	6,959.34	10,000.00	*

Contribtuions to Reserves:
5 MONTHS @ \$87; 7 MOS. @ \$22 FOR 32 UNITS.

18-Jan-16

	2013	2014	2015	2016
BEGINNING CD INVESTMENTS	93,871.29	108,504.70	119,204.70	83,959.41
YEAR END LTR BALANCE	4,844.12	370.68	6,959.34	10,000.00
CHANGES IN CD'S	12,000.00	10,700.00	(35,245.29)	18,000.00
NET AMOUNT HELD IN RESERVES	110,715.41	119,575.38	90,918.75	111,959.41
			Dock Deposits	10,500.00
	Available		101,459.41	*

ALL TO BE
CONFIRMED BY
MOSELEY

Budget Notes

- (1) Consulting required to plan future Project (drainage) - to be accomplished over extended period of time - perhaps from Operating Budget.
- (2) Based on Trumbull - Nelson bid of December 1, 2015 for roof work on the "central core" and skylight replacement on building 35. (Per Ed Friedman: T-N Central Core Proposal is \$67,700.)
- (3) Maintain STR balance at a minimum of \$10,000 if possible.
- (4) All account balances marked with an "*" to be confirmed by Moseley.

Capital Budgeting for the Remainder of FY 2015 and 2016

Notes

- (1) Move the membrane roof project at building 47-1 to FY 2016.
 - (2) Consulting fee for Pathways on preliminary planning for Drainage Project. move \$4,500 to 2016 - Total \$6,500.
 - (3) Spend no more on Project Supervision in Fiscal 2015. \$1,500 in Fiscal 2016. (15 hours at \$100/hour.) 1/2 Day for 4 days.
 - (4) Redeem an additional \$35,245,29 in maturing CD's. - December 2015.
-

**Five-Year Plan
SCHEDULE OF CAPITAL IMPROVEMENTS**

18-Jan-16

D R A F T for Discussion ONLY

FIVE YEAR PLAN

BUDGET

Description of Work	BUDGET					2017	2018	2019	2020	2021
	2015	2016	2017	2018	2019					
Site Work	\$0	\$6,500								
SLCA Drainage Project	\$0	\$6,500								
Total Sitework	\$0	\$6,500								
Roof Replacement/Repair										
Triplex EPOM Roofs	\$0	\$14,000	\$0	\$0	\$9,004	\$0	\$0	\$0	\$9,552	\$0
Triplex Roofs	\$0	\$67,700	\$0	\$69,731	\$0	\$73,978	\$0	\$0	\$0	\$0
Skylights(5 each Triplex Bldg)	\$0	\$3,765	\$3,878	\$3,878	\$4,114	\$4,114	\$4,114	\$4,114	\$4,365	\$0
Project Management	\$15,190	\$1,500	\$1,545	\$1,591	\$1,639	\$1,688	\$1,688	\$1,688	\$869	\$0
Duplex Roofs		\$15,000	\$15,450	\$0	\$16,391				\$17,389	
Total Roof Project	\$15,190	\$101,965	\$20,873	\$75,200	\$31,148	\$79,780			\$32,175	
Mechanical and engineering										
Sewer/Grinder/Pump Project(Plan/Bid)	\$4,586				\$62,500	\$64,375				
Walk Lights (OPERATING)										
Total M & E	\$4,586	\$0	\$0	\$0	\$62,500	\$64,375			\$0	
TOTAL ALL PROJECTS - Committee	\$19,776	\$108,465	\$20,873	\$75,200	\$93,648	\$144,155			\$32,175	
Owners Contributions to Reserves	\$14,592	\$18,848	\$8,448	\$8,448	\$8,786	\$8,786			\$8,786	
Funds Required CDs or Other Sources	\$23,000	\$89,617	\$12,425	\$66,752	\$84,862	\$135,369			\$23,389	
CD Balance Available (Approx Dec 31??)	\$90,919	\$111,959	\$107,982	\$116,430	\$125,216	\$134,002			\$119,398	
Required from Alternative Sources		\$89,617	\$0	\$66,752	\$84,862	\$135,369			\$0	
TOTAL REQUIRED Five-Year Plan									\$376,600	

Owner's Assessments	Blue estimates unconfirmed.				
	2015	2016	2017	2018	2019
Contribution to Reserve	\$38	\$87	\$87	\$87	\$90
Basic Monthly Operating Fee	\$328	\$350	\$361	\$371	\$394
Total Monthly Assessment	\$366	\$437	\$448	\$458	\$484
Percent Increase Annually	5.70%	19.40%	2.40%	2.42%	3.19%
				2.43%	2.44%