

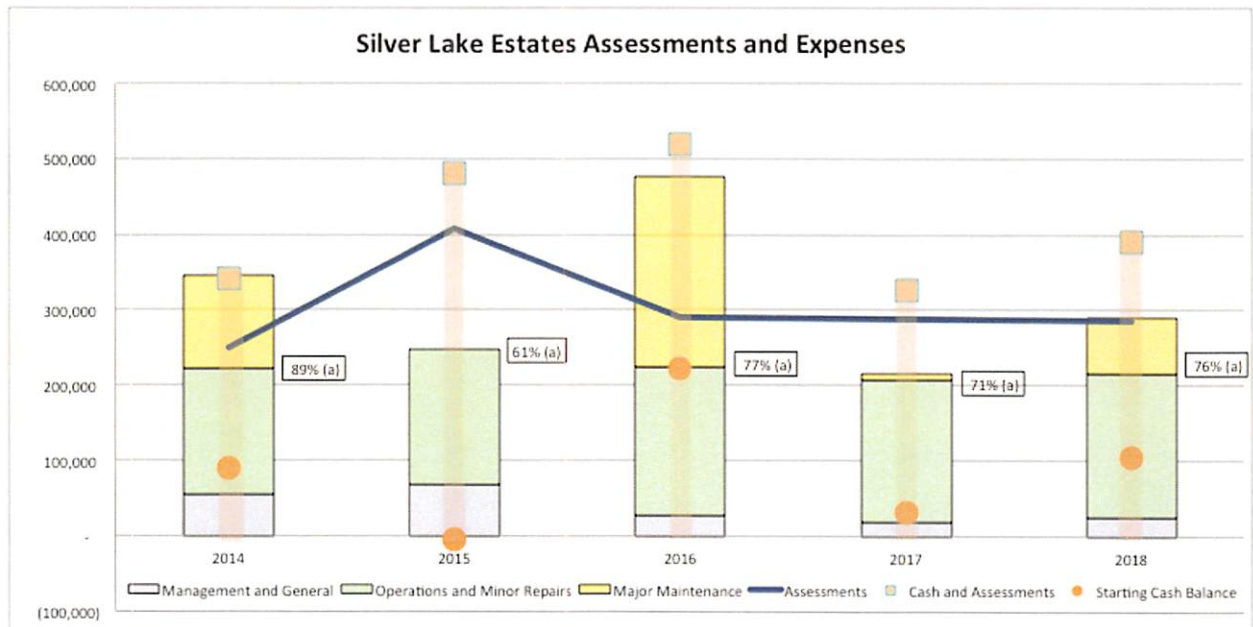
**Working Capital, Assessments and Expenses
2014 - 2018**

	Actual 2014	Actual 2015	Actual 2016	Actual 2017	Budget 2018
Cash received:					
REGULAR ASSESSMENTS	249,388	408,196	290,960	288,215	285,165
Other income/donations	2,115	77,141	7,651	7,295	1,533
TOTAL INCOME	251,503	485,337	298,611	295,510	286,698
Cash disbursed:					
Wages	77,978	80,314	86,053	83,854	88,600
Payroll Taxes	6,715	9,960	10,018	9,187	11,400
Electric	6,749	17,065	16,492	14,220	13,500
Natural Gas	1,312	1,051	741	899	1,000
Telephone	584	518	608	595	600
Water/Sewer	1,558	869	938	1,025	1,000
Real Estate Taxes	26,049	25,958	25,969	25,759	27,000
Insurance	18,185	16,786	16,868	6,647	13,000
Interest Expense-Line of Credit	30	333	4	-	-
Line of Credit Loan Fee	-	-	2,133	500	350
Communications	4,901	3,777	4,251	4,714	5,500
Maintenance, Repairs & Replacement (Schedule A except 2014, A&C)	157,481	46,309	304,975	56,893	127,300
Lawn Care/Landscaping/Leaf Removal	4,757	3,083	4,179	4,061	5,000
Trash Removal	452	618	524	551	600
Special Activities (Schedule B)	3,237	5,151	3,947	3,096	3,900
Legal & Accounting (Schedule C except 2014 Schedule D)	35,440	47,791	10,686	11,596	11,500
TOTAL ORDINARY EXPENSES	345,428	259,583	488,386	223,597	310,250
Annual Surplus (Deficit)	(93,925)	225,754	(189,775)	71,913	(23,552)
Starting Cash Balance	89,509	(4,416)	221,338	31,563	103,476
Ending Cash Balance	(4,416)	221,338	31,563	103,476	79,924
SCHEDULE A - MAINTENANCE, REPAIR & REPLACEMENTS					
SCHEDULE A - MAINTENANCE, REPAIR & REPLACEMENTS	157,481	46,309	304,975	56,893	127,300
Park Supplies	10,932	13,112	9,866	6,031	9,000
Water Quality - testing & study	5,794	7,056	9,592	2,650	8,500
new 2018 Water Quality - vegetation control	0	0	0	0	4,800
new 2018 Water Quality - aeration system & maintenance	117,875	4,100	2,460	5,160	6,500
Repairs & Maintenance					
: General	7,888	4,980	11,230	8,486	10,000
: Parking lot / raingarden	0	0	0	0	75,000
: Retaining Wall Replacement with railing	0	0	153,550	9,794	0
: Roof Replacement	0	0	71,834	0	0
: Engineering Services	0	0	23,238	0	0
: Swim dock south wall	0	0	3,043	0	0
: Replace island dock & parking lot repairs	7,377	0	0	0	0
Fisheries management	1,957	1,800	2,000	1,800	2,000
Sand	2,708	0	0	1,864	1,000
Tree Service	2,316	6,576	18,162	17,299	8,000
Paddleboats/Kayaks/Motorboat/Sail Boards/Rowboats	634	8,685	0	3,809	2,500
SCHEDULE B - SPECIAL EVENTS, PERMITS, MTGS					
SCHEDULE B - SPECIAL EVENTS, PERMITS, MTGS	3,237	5,151	3,947	3,096	3,900
Boathouse activities	2,322	2,445	2,800	2,269	3,000
Permits	350	350	350	350	400
Meeting expenses	565	961	734	397	500
Other	-	1,395	63	80	-
SCHEDULE C - SERVICES: LEGAL & ACCOUNTING					
SCHEDULE C - SERVICES: LEGAL & ACCOUNTING	35,440	47,791	10,686	11,596	11,500
Accounting	8,760	9,204	10,124	10,526	10,000
WEB SERVICES/Social Media	-	-	-	-	500
Legal	26,680	37,987	562	370	1,000
Billing service	-	600	-	700	-
Major Maintenance	123,669	0	251,665	9,794	75,000
Operations and Minor Repairs	167,569	181,494	196,318	187,273	190,450
Management and General	54,190	66,933	28,351	18,720	25,000
Assessments	249,388	408,196	290,960	288,215	285,165
Cash and Assessments	341,012	480,921	519,949	327,073	390,174

Silver Lake Estates Working Capital, Assessments and Expenses 2014 – 2018

On occasion, lot owners have requested information to better understanding how their assessments are used in the operation and upkeep of Silver Lake Estates (SLE) trust properties and facilities. Below is an illustration of annual assessments, expenses, and operating capital for the actual operating years 2014 thru 2017 and the 2018 budget year. Four important items should be highlighted from this analysis:

1. Since 2016, assessments have remained flat at 2016 levels.
2. Since 2016, approximately 75% of your annual assessment is used to operate and maintain our park and facilities and these expenses have dropped 4% when comparing operations, minor repairs, management and general expenses from 2014 thru 2018.
3. Since 2016, approximately 25% of your annual assessments are used for major repair projects needed to maintain our park and facilities. These expenses may be incurred in the current year or accumulated for projects planned in subsequent years.
4. Significant surplus was accumulated by 2016 which was planned for and has been spent on costly and necessary repair and replacement projects, such as: the in-lake aeration, the boathouse roof, replacement of the north and swim dock sea walls, and replacement of the parking lot, featuring a rain garden to improve storm-event run off water quality.



(a) Operations, minor repairs, management and general expenses as a percentage of annual assessments.

Summarized below are major repair and replacement expenses by year:

2018 - Parking lot replacement, re-curbings, safety walkway joining the main park to the fishing pier, and inclusion of a rain garden designed to improve the quality of the rain-event run off entering the lake.

2017 - Retaining wall replacement with railing

2016 - North and swim dock shoreline wall replacement including engineering services, boathouse roof replacement, lake water quality equipment maintenance, and water quality testing.

2014 - Replacement of aeration equipment and lake water quality testing.

As stewards of the SLE Trust, we serve all lot owners with a priority to preserve and protect our lake asset through water quality best management practices, maintenance of our facilities, and retaining and training staff to ensure we can all safely enjoy the beauty and recreational benefits of Silver Lake.

Respectfully,
Silver Lake Estates Board of Trustees