

MIDDLE ISLAND PROPERTY OWNERS ASSOCIATION PROPOSED RESERVE FUNDS BUDGETS FOR 2017	Projected Fund Balance 1/1/2017	2017 Reserve Contributions	2017 Reserve Expenditures Budget	Projected Fund Balance 12/31/2017
Gravel Roads and Bridges Reserve Fund	\$ 89,566	\$ 11,500	\$ 2,200	\$ 98,866
Comprehensive repair/rebuilding of gravel roads		\$ 10,000	\$ -	
Driveway aprons			\$ 1,200	
Signage		\$ 500		
Bridges		\$ 1,000	\$ 1,000	
Paved Roads Reserve Fund	\$ 19,534	\$ 3,813	\$ 1,000	\$ 22,347
Repaving		\$ 3,413		
Signage		\$ 400		
Resolve ponding on East Beach Drive			\$ 1,000	
BH Creek Docks and Bulkhead Reserve Fund	\$ 2,553	\$ 5,750	\$ 1,000	\$ 7,303
Fixed Dock and Ramp - deck, railing, ramp, rip-rap		\$ 750		
Floating dock		\$ 2,000		
Bulkhead - assumes bulkhead will be replaced w/ pier to dock		\$ 2,000		
Bollards and signage		\$ 500		
Waterproofing treatment *		\$ 500	\$ 1,000	
Beach Access and Parking Areas Reserve Fund	\$ 21,706	\$ 3,520	\$ 5,000	\$ 20,226
Pave parking space			\$ 1,500	
Finish gravel (blue slate #57) for parking areas			\$ 2,000	
Reserve for plank replacement (360 planks)		\$ 1,120		
Waterproofing treatment		\$ 1,500	\$ 1,500	
Signage		\$ 900		
General Reserve Fund	\$ 135,188	\$ 3,600	\$ 20,246	\$ 118,542
Cart		\$ 600		
Truck, tractor, cart		\$ 3,000		
Paint boathouse (50%)			\$ 1,000	
Entrance and security project (\$22,000 less 2016 expenditures) Entrance fence, security cameras, maglock system for beach access and floating dock. Entrance gates and signage, only if approved.			\$ 19,246	
Cape Creek Dock Reserve Fund	\$ 95,025	\$ 6,575	\$ 98,600	\$ 2,750
Replacement of dock, ramp, equipment **		\$ 2,500	\$ 43,550	
Rebuild Marina Launch Ramp		\$ 2,175	\$ 43,500	
Install Bumper at Launch Ramp			\$ 2,500	
Install Current and Scour Protection @ Ramp			\$ 7,500	
Signage		\$ 100		
Paint boathouse (50%)			\$ 1,000	
Waterproofing treatment		\$ 1,500		
Surveillance equipment		\$ 300	\$ 550	
TOTAL RESERVE FUND BALANCES	\$ 363,572			\$ 270,034
TOTAL RESERVE CONTRIBUTIONS AND EXPENDITURES		\$ 34,758	\$ 128,046	

A reserve study will be conducted in 2017 prior to formulating the 2018 budget to reassess replacement costs, customary useful life, remaining useful life, and appropriate reserve contribution. The previous study was conducted in 2014/5 as part of due diligence prior to turnover.

* These items were moved from operating expense to reserve expense in 2017, with compensating adjustment of annual contribution to reserve fund. Ongoing change in reserve contribution will be determined by the planned reserve study.

** Planned replacement of Cape Creek Dock may be moved forward because Hurricane Matthew accelerated the deterioration of the dock, damaging float cages and displacing floats. Detailed study of options will be conducted before any decisions are made.