

**BALANCE SHEET 2013
FOR THE BACKWATERS PROPERTY OWNERS ASSOCIATION, INC.**

ASSUMPTIONS: This Budget assumes that for the year 2013:

- (a) the Subdivision contains only the 21 Units in Phase I (Declarant may create a greater or lesser number of Units) and no other Phases are dedicated during 2013;
- (b) the roadways in Phase I will be gravel during 2013;
- (c) Phase I contains roadways and Common Elements as set forth on the Plat; and
- (d) one (1) Unit will be sold by Declarant during 2013

Operating Account:

Beginning Balance:			3128.00
Plus:	Initial account funding by Declarant. **	To open account	\$500.00
Plus:	Initial Membership Deposits of \$500.00 per Phase I Units sold by Declarant during 2013 and payable by Unit purchasers at time of sale.*		\$500.00
Plus:	Annual Assessments for Common Expenses.*	Annual Assessments at \$240 per year.	\$4320.00
Plus:	Annual Limited Common Expense Assessment	Currently, no Limited Common Areas to assess.	+\$0.00
Plus:	Special Assessments	Currently, no special assessment expected in 2013	+\$0.00
Less:	Operational Expenses	Per Proposed Budget	\$7412.00
ENDING BALANCE			\$1036.00

Capital Account:

Beginning Balance:		\$500.00
Plus:	Initial account funding by Declarant. ** And Initial Membership Deposits of \$500.00 per Phase I Units sold by Declarant during 2013 and payable by Unit purchasers at time of sale.*	\$500.00 \$500.00
ENDING BALANCE		\$1,500.00

* = Contingent on Assumptions (a) through (d) which are speculation for the purpose of providing this Exhibit.

** = Declarant may elect to have refunded to Declarant at a later date.