

August 2026

THE LAKES NEWS



“The real gift of gratitude is that the more grateful you are, the more present you become.” --Robert Holden

Financial Report— Anita

OPERATIONS: The largest operating expense in June was for our annual insurance coverage, which totaled \$46,482, followed by payments for tree trimming and to other contractors for various work done around our campus. Total Actual expenses were \$115,387 for June, YTD \$190,883.

RESERVE: We have \$92,188 of approved Class A windows on the list as of 6/30/2026, for which \$10,746 has been paid as a downpayment, leaving a balance to pay Blackberry of \$81,442. We have spent \$97,234 in 2026 on windows leaving a budget balance of \$142,766 to spend. We should target spending about \$24,000 per month for the remaining 6 months to hit budget. With any savings from other planned projects, funds can be shifted if the need is much greater for the windows than what we budgeted for in 2026. Our largest Reserve expense was the second payment for the street light project of \$24,399; we continue to work on windows (\$15,796) and have started the signage replacement project \$5,816. Total Reserve outlays of \$47,861 for June, \$159,079 YTD.

INCOME STMT: Based on my all-inclusive budgets, from operations we have a positive variance to budget through June of \$25,304. This month's variance was \$61,367, more than the budgeted \$54,020 for expenses, but this is due to shifting our insurance to a new broker and resetting our annual calendar to a May-to May cycle. The budget still has insurance budgeted for November, which now will create an overall savings to budget of over \$89,000. The Reserve account has a YTD negative (overspent) variance of \$11,047, driven by the street light payments made in May-June, that was budgeted for June-July-August. This variance is about 50% less than it was last month. The combined variance YTD is that we have savings in the budget of \$14,257.

August 2026

THE LAKES NEWS



Property Manager - Lindsay

Landscaping Improvements & Request Process

The Board of Directors and Landscaping Committee would like to provide an overview of how landscaping projects are selected and completed throughout the community.

Each year, the Association budgets a limited amount for improvements to the Common Elements. The Landscaping Committee evaluates the community as a whole and recommends projects to the Board based on factors such as plant health, safety concerns, aging landscaping, curb appeal, and available funding.

Because funding is limited, not every project can be completed each season. Projects are prioritized based on the overall needs of the community, and some requests may be deferred to future years.

Landscaping within the Common Elements is maintained and managed by the Association. Decisions regarding the removal, replacement, or installation of landscaping are made by the Board based on recommendations from the Landscaping Committee. While homeowner feedback is encouraged, individual owner approval is not required for work performed within the Common Elements.

Owners are welcome to submit landscaping requests or suggestions to Berkshire Hathaway. All requests will be forwarded to the Landscaping Committee for review. Due to budget constraints, volunteer committee schedules, and the number of requests received, the Association cannot guarantee a specific timeline for review or completion. Owners will be notified once a decision has been made.

Important note, when the Association completes landscaping improvements near individual Units, homeowners may be asked to assist with watering newly installed trees, shrubs, or plants during the establishment period. Proper watering is essential to help ensure the long-term health and success of new plantings.

Owners who wish to install landscaping adjacent to their Unit that is outside the Association's planned projects may submit a Modification Request for Board

August 2026

THE LAKES NEWS



approval. If approved, the work may be completed at the owner's expense in accordance with the governing documents.

The Board sincerely appreciates the time and dedication of the Landscaping Committee and their efforts to enhance the beauty of the community while responsibly managing Association resources. Thank you for your understanding and continued support.

Pet Reminders

The Board would like to remind all residents to be courteous neighbors and responsible pet owners.

Please remember that all dogs must be kept on a leash whenever they are outside of your Unit. Keeping pets leashed helps ensure the safety of residents, visitors, and other pets.

Additionally, pet owners are required to immediately pick up and properly dispose of their pet's waste. Pet waste left on lawns, sidewalks, and Common Elements is unsanitary, creates unpleasant conditions for your neighbors, and increases maintenance costs for the Association.

We appreciate everyone's cooperation in helping keep our community clean, safe, and enjoyable for all residents. Thank you for doing your part!

Property Management Team Update

We are pleased to announce two staffing updates within our Property Management team. Amber Tyler has transitioned to Maintenance Coordinator, and Kelsey Bernard is our new Resident Relations Administrator.

Contact information remains the same:

Maintenance:

Email Amber: kzooworkorders@bhhsmi.com | Call (269) 488-0137

Resident Relations and Account Administration:

Email Kelsey: kzooleasing@bhhsmi.com | Call (269) 488-0112

August 2026

THE LAKES NEWS



General Update —Aimee and Rick

SIGN POSTS—This project has been completed with the exception that we are still working on adding the signs around the lakes.

LAKE LEVELING SYSTEM—This system has been repaired.

ROCK WALL – We had an erosion issue behind Blackmar – this project has been repaired and completed.

RETAINING WALL - We had an area of a retaining wall on Vernard in need of repair. This project has been completed.

FRONT ENTRANCE LANDSCAPING REFRESH – This is taking place currently at the corner of Woodbridge and Moorsbridge. This area will have new landscaping, a new fountain and new bridge posts. We do plan on starting out with only a few new bushes and shrubs being added to this area and will continue to add them as we see this project develop.

LANDSCAPING – We wanted to let you know that the Landscaping Committee has been converted to a Landscaping Charter. At one time the Landscaping Committee only had a budget of \$5,000 per year. Since that time, we have increased their budget to \$35,000 per year. With the increase in funds, it means that we now need to apply new oversight to these funds. This will simply give the Landscaping Charter some structure and verified processes to follow for making landscaping decisions. All current members of the committee will remain on the Charter. Our Landscaping Charter volunteers have done a wonderful job and we are excited for them to be able to keep the current annual budget and continue to make such fantastic improvements in our community.

August Fun - What are a school teacher's 3 favorite words? June, July, and August.