

CABIN SPECIFICS

INTENTIONS ARE TO BUILD THREE DIFFERENT STYLE CABINS IN THREE DIFFERENT AREAS.

1. IN THE AREA NORTH OF THE TRAILER HOUSES WOULD BE LOW PRICE CABINS (4-5 CABINS). THEY WOULD BE 20' X 16' WITH NO LOFT.

FURNISHINGS WOULD INCLUDE :

- TWIN BED
- FOLD OUT COUCH
- AIR-CONDITIONING
- GAS (VENT-FREE) FIREPLACE
- 9 CUBIC FOOT REFRIGERATOR
- STOVE/OVEN/MICRO WAVE/COFFEE POT
- DINING/COOKING UTENSILS
- ADA BATHROOM WITH SHOWER
- CABLE TV AND COMPUTER ACCESS *
- FULL LENGTH X SIX FOOT COVERED PORCH
- FIRE PIT FOR GRILLING OR CHILLING
- PORCHES WILL HAVE TWO BENCHES CONVERTABLE TO PICNIC

TABLES

- AIR MATTRESSES WILL BE AVAILABLE FOR A FEE

2. IN THE AREA WEST OF THE HEATED DOCK WOULD BE MID-PRICED CABINS (8 PLUS AN OFFICE). THEY WOULD BE THE SAME AS THE ABOVE CABINS EXCEPT 24' X 16' WITH A LOFT IN HALF THE CABIN AND A VAULTED CEILING IN THE REMAINDER. THERE WOULD BE AN ADDITIONAL 2 TWIN BEDS IN THE LOFT.

3. IN THE AREA SOUTH OF THE LAKE OFFICE ALONG THE EAST EDGE OF THE HILL WOULD BE 3-4 HIGH END CABINS. NO SPECIFICS HAVE BEEN DECIDED ON YET OTHER THAN THEY WOULD BE SOMEWHAT LARGER THAN THE MID-PRICED CABIN AND HAVE AT LEAST ONE PRIVATE BEDROOM AND POSSIBLY A JACUZZI IN ADDITION TO THE SHOWER. FURNISHINGS SHOULD REMAIN RELATIVELY THE SAME.

THE REASON FOR THE APPROXIMATE NUMBER OF LOW AND HIGH END CABINS IS THE AREAS HAVE NOT BEEN TOTALLY MEASURED OUT. TO AVOID AN OVER-CROWDED LOOK, THE NUMBER OF CABINS WILL BE ADJUSTED TO THE SIZE OF THE AREA.

ALL CABINS WILL BE STICK BUILT WITH 2" X 6" FRAMING AND FULLY INSULATED. ALL WILL HAVE METAL ROOFS.

CABINS WILL BE BUILT ON A CONCRETE SLAB.

ALL CABINS WILL HAVE LOG SIDING INSIDE AND OUT.

OFFICE

THE OFFICE WILL BE OF THE SAME DESIGN AS THE MID-RANGE CABINS AND WILL INCLUDE A LAUNDROMAT (AVAILABLE TO ALL NOT JUST CABIN RENTERS) AND A SITTING AREA.

CONSTRUCTION PROCESS

INTEND TO START WITH THE OFFICE AND FOUR MID-RANGE CABINS WEST OF THE HEATED DOCK AND THEN ADD MORE ANNUALLY UNTIL COMPLETE. THE ORDER THEY WILL BE BUILT AFTER THAT IS DEPENDENT ON OCCUPANCY LEVEL, CUSTOMER FEED BACK AND FUNDS. IF WE CAN GET STARTED BEFORE THE GROUND FREEZES WE INTEND TO OPEN MEMORIAL DAY. IF NOT, PROBABLY 4TH OF JULY.

GENERAL INFORMATION

FINANCED LOCALLY (MARION COUNTY OWNED BANK NOT BRANCH OF ANOTHER BANK)

LOCAL CONSTRUCTION LABOR AND MATERIALS

LOCAL CONTRACT LABOR (CLEANING, MOWING, ACCOUNTING ETC)

JOBS - INITIALLY 2-3 PART TIME

ALL CABIN ADVERTISEMENT WILL INCLUDE LAKE

COMPETITION AGAINST EXISTING BUSINESSES:

BED AND BREAKFASTS

CABIN ENVIRONMENT TOTALLY DIFFERENT THAN THAT OF B&B. WE DO NOT CONSIDER CABINS TO BE IN COMPETITION WITH B&B'S. IN THE EVENT CABINS ARE FULL AND CUSTOMERS ARE WANTING TO RENT THEY WILL BE REFERRED TO LOCAL B&B'S.

MOTELS

DUE TO RENTAL RATES FOR CABINS BEING HIGHER THAN MOTELS, WE DO NOT ANTICIPATE GETTING ANY MOTEL TYPE BUSINESS UNLESS MOTELS ARE FULL.

ANTICIPATED CUSTOMER BASE

CAMPERS

HUNTERS

FAMILY REUNIONS

OUT OF TOWN WEDDING AND FUNERAL GUESTS

DISCUSSION ITEMS

1. RENTAL DISCOUNTS

DUE TO DISCOUNTS BEING A POSSIBILITY AND KEEPING IN MIND THEY WOULD AFFECT COUNTY REVENUE, WE WOULD LIKE THE COUNTY'S OPINION/CONCERNS ON THIS TOPIC. OTHER THAN WEEKLY OR MONTHLY RATE REDUCTIONS (YET TO BE DETERMINED), THE FOLLOWING DISCOUNTS ARE ALL THAT ARE BEING CONSIDERED:

A. 10% FOR MILITARY AND MARION COUNTY RESIDENTS

B. 5 % FOR SENIOR CITIZENS

C. THERE WOULD BE NO DOUBLING UP EXCEPT FOR SENIOR CITIZENS WHO WOULD

QUALIFY FOR A MAX OF 15%.

D. TWO NIGHT STAY GIVE-AWAY RAFFLES

ON MEMORIAL DAY, BLUE-GRASS CONCERT, 4TH OF JULY AND LABOR DAY HOLD

RAFFLES FOR A FREE TWO NIGHT STAY. PROCEEDS FROM THE RAFFLES TO GO TO THE LAKE IMPROVEMENT FUND.

2. FUTURE CONSIDERATIONS

BOAT RENTAL

A BOAT RENTAL IS BEING CONSIDERED IN CONJUNCTION WITH THE CABINS. THE ONLY TYPE OF BOATS BEING CONSIDERED ARE CANOES, SMALL PEDAL CRAFT, AND MAYBE ONE OR TWO "UNDERPOWERED" PONTOON BOATS FOR CRUISING/FISHING NOT SKIING. THIS WOULD REQUIRE A DOCK PERMIT PREFERABLY IN THE AREA OF THE HEATED DOCK FOR CONVENIENCE.

THE QUESTION BEING SHOULD THIS POSSIBLY BE PART OF THIS CONTRACT OR A SEPARATE AGREEMENT WHEN AND IF THE TIME COMES.

PROJECTED COUNTY REVENUE

FOLLOWING IS PROJECTED ANNUAL COUNTY REVENUE USING
CONSERVATIVE FIGURES AND ROUND NUMBERS.

FOUR CABINS @ \$100 PER NIGHT - \$146,000
(\$36,500 PER CABIN X FOUR CABINS)

50% OCCUPANCY RATE - \$73,000 ANNUALLY

COUNTY REVENUE BASED ON \$73,000 REVENUE

1% SALES TAX - \$730

6% BED TAX \$4380

2.1% LEASE \$1573

TOTAL \$6,683

(FOR JUST FOUR CABINS) DOES NOT INCLUDE REVENUE FROM
LAUNDROMAT AND POSSIBLE RENTAL BOATS WHICH WOULD ADD TO THIS
FIGURE.

PROPERTY TAX APPROXIMATELY \$825 PER CABIN. ANTICIPATE
APPROXIMATELY 14-16 TOTAL CABINS (\$11,500-\$13,200)