

Lake Linganore Association
Bases of Assessment Calculation Survey
Additional Information Sheet

Article V, Section 6 of the Declaration provides that the “basis for assessment” may be changed by a vote of 2/3 of a quorum so long as the quorum is 60% of all lots. This provision further provides that if LLA is unable to achieve a 60% quorum, it is possible to hold a second meeting within 60 days of the original meeting where the quorum for the vote on assessments would be reduced to 30% of total membership. Then a vote of 2/3 of that reduced quorum may be sufficient to impose the change.

At present (number of lots changes every day), given the above verbiage, the initial meeting would require a quorum of at least 2810 lots represented. If that is achieved, it would take a vote in favor of change from at least 1874 lots of that quorum. Should quorum not be achieved, another meeting may be held within 60 days where a quorum of at least 1405 lots would be needed. If that quorum is achieved, it would take a vote in favor of change from at least 937 of those lots to proceed with the change. If neither quorum is achieved or the vote is in opposition, nothing changes, and the basis of assessment would remain the same.

THIS SURVEY IS VITAL. While the results of the survey will not change the basis of assessment, the results could initiate a vote to do so. Should lot owners from at least 30% of the lots within LLA participate in the survey and the results indicate at least 2/3 of those who participated are in favor of a change in basis of assessment, the Board will proceed with an official vote prior to producing the FY24 budget.

The below information explains each method of assessment calculation in detail. Please take the time to read through the explanations carefully and review the examples provided on additional pages. Please do not hesitate to contact the LLA office should you have questions.

Current Method for Assessment Calculation:

As currently written, the Declaration stipulates annual assessments are to be calculated each year based on the State Tax assessed Values of the improved properties within each Village. By Village, the tax assessed value of each home is tallied and averaged. That village average is then divided by \$100 and multiplied by the assessment multiplier. The Declaration stipulates the multiplier may be up to \$.75 for every \$100 of the village average. The Board has the authority to reduce that amount if operational expenses allow. The multiplier used for the approved FY23 budget is .326000.

Once that figure is calculated, per the Declaration, an additional assessment for pool operating costs is added based on the total expenses, provided it is not increased by more than 10% annually. The pool assessment is added to all Village assessments. An additional fee for trash collection is also added to all villages except for the condos as they have a separate contract and pay separately for such services. The FY23 pool assessment is \$105.15, and the FY23 trash assessment is \$156.90.

For those who own property within Aspen North, an addendum to the Declaration stipulates funds be collected annually from the owners of each lot within the Village to set aside for future maintenance to the substantial retaining wall that backs to Lake Marion. For FY23, the rate is \$66 per lot. Those who own a townhome within the Hamptons and Oakdale Villages pay an additional landscaping assessment for lawn mowing service as outlined addendums to the Declaration for those Villages. The FY23 rate is \$66 per lot.

As currently written, the Declaration stipulated unimproved buildable lots are assessed at a rate not to exceed the lowest Village assessment. For FY23, the rate is \$600. In addition, unimproved unbuildable lots pay a flat rate which fluctuates based on the overall percentage of increase/decrease in assessment for all Villages; the FY23 rate is \$354.61. Commercial lots are assessed based on individual agreements put in place by the Developer. Per the Declaration, lots owned by the developer are not subject to assessments.

A copy of the Approved FY23 Budget (pgs. 4-5), Budget Narrative (pgs. 5-9) and Assessment Sheet (pg. 10) is included in this packet for your review.

Equitable Distribution of Expenses Method of Assessment Calculation

Typically, assessments for Associations both large and small are calculated by equally distributing expenses for common amenities and services across all lots within the association. Then adding supplemental assessments to those who own lots who receive specialized services or which are supported by specialized infrastructure unique to those lots. The thought process for this method is simple. All lots and the owners of them are provided and have access to all the same amenities, infrastructure, events, and services and should pay an equal share of the expenses for such. Those who receive unique services or have unique infrastructure pay a supplement.

In the Example Budget provided in this packet (pgs. 11-13), the base assessment which is comprised of all common services and expenses is called the General Assessment. This figure is calculated by adding the figures highlighted in red, subtracting the figures highlighted in green, and then dividing by the total number of lots (improved and unimproved) within the association (except for commercial and developer owned lots). Using the expenses and lot numbers (3931) utilized in the FY23 Budget, the General Assessment in the Example is \$1188.79.

LLA's Declaration calls for a pool and trash assessment to be added to the base assessment. The pool assessment, as previously explained, is calculated by adding all the costs for pool operation and dividing it among all lots. This difference in the equitable distribution method vs. the current method is unimproved lots are included in the calculation. This supplemental assessment, regardless of costs, can only be raised by a maximum of 10% annually. At present, the pool assessment does not cover the cost of pool operation. The difference is made up in the General Assessment. In the Example, the pool assessment is \$105.15.

A supplemental trash assessment is also added. This figure directly correlates to the total cost for trash collection and disposal including common area trash, residential trash, and bulk trash. The costs are added and divided by the total number of improved lots not including condominiums (they have separate service agreements). Unimproved lots do not pay for this service as there's no home on the lots to produce trash. In the example, the trash assessment is \$156.90.

As with the current method, the equitable distribution would also include the supplemental assessments for the retaining wall in Aspen North and the lawn mowing for the townhomes in Hamptons and Oakdale. Both types of supplements are \$66.

Along with the Example Budget, an Example Equitable Assessment Sheet is also provided (pg. 14). It lists what the Equitable Distribution Assessment plus supplements would look like for each Village based on the above explained figures.

Again, THIS SURVEY IS VITAL. While the results of the survey will not change the basis of assessment, the results could initiate a vote to do so. Should lot owners from at least 30% of the lots within LLA participate in the survey and the results indicate at least 2/3 of those who participated are in favor of a change in basis of assessment, the Board will proceed with an official vote prior to producing the FY24 budget.

Please take the time to read through the explanations carefully and review the examples provided on additional pages. Please do not hesitate to contact the LLA office should you have questions.

LAKE LINGANORE ASSOCIATION, INC
PRELIMINARY BUDGET FY ENDING 02/28/23

Assessment Rate>		0.326000	0.334000		0.334000	0.362000	0.383000	0.402515		
GL CODE		FY23 BUDGET	FY22 BUDGET	FY22 FYTD 09/21	FY22 YE Forecast	FY21 Actuals	FY20 Actuals	FY19 Actuals	Average FY19 to FY21	Comments
ACCT	DESCRIPTION	Accrual Basis Budget	Accrual Basis Budget	Accrual Basis Budget	Forecast includes Actuals YTD + Forecast for remainder of year	Modified Accrual Basis Budget	Modified Accrual Basis Budget	Modified Accrual Basis Budget		
	REVENUE:									
	ASSESSMENTS - Improved Lots	\$ 4,582,579.39	\$ 4,427,399.18							
	ASSESSMENTS - Unimproved Lots	\$ 113,268.09								
	ASSESSMENTS - Commercial	\$ 15,500.00	\$ 15,500.00							
	POOL MEMBERSHIP ASSESSMENTS	\$ 390,632.25	\$ 321,469.17							Pool Assessments @ \$105.15
	TRASH ASSESSMENTS	\$ 555,592.59	\$ 448,213.95							Trash Assessments @ \$156.90
	ASPEN NORTH RETAINING WALL	\$ 7,194.00	\$ 6,300.00							
	OAKDALE/HAMPTONS TH LANDSCAPING	\$ 25,542.00	\$ 16,000.00							
	TOTAL ALL ASSESSMENTS	\$ 5,690,308.32	\$ 5,234,882.30	5,638,675	5,678,225	5,182,956	4,772,356	4,580,165	4,845,159	
	TOTAL PROJECTED GROWTH	\$ 400,000.00	\$ 460,500.00							
	TOTAL PROJECTED ASSESSMENTS	\$ 6,090,308.32	\$ 5,695,382.30	5,638,675	5,678,225	5,182,956	4,770,722	4,579,113	4,844,264	
	OTHER INCOME:									
04200	LATE FEES	108,000	114,000	63,246	105,000	112,692	119,374	122,752	118,273	
04230	NSF BANK FEE	1,700	1,800	1,150	1,500	2,159	1,801	1,447	1,802	
04250	RECAPTURED LEGAL FEES	9,500	26,000	-	5,000	13,943	58,804	41,314	38,020	
04400	POOL RELATED INCOME	22,000	18,000	22,865	22,865	5,857	26,237	16,750	16,281	
04405	EVENTS INCOME	3,500	2,500	3,208	3,500	2,890	2,306	1,292	2,163	
04406	EVENTS SPONSORSHIPS	28,000	27,500	15,700	27,500	8,500	2,650	49,725	20,292	
04450	MEMBERSHIP MATERIALS	225	1,200	-	-	-	-	1,540	513	
04452	SCHOLARSHIP INCOME	2,500	125	500	1,000	200	1,570			
04455	VIOLATION FEES	10,000	12,000	2,400	4,000	15,906	14,210	26,887	19,001	
04500	INTEREST - checking	2,500	1,600	1,707	2,400	1,134	831	1,208	1,058	
4520	CABLE FRANCHISE INCOME	64,000	64,000	42,955	64,000	47,271	66,383	69,599	61,084	
04600	MANAGEMENT FEES	-	-	-	-	9,216	10,800			
04610	LAKETALK ADVERTISEMENTS	50,000	50,000	41,872	50,000	49,254	51,722	49,944	50,307	
04611	ONLINE ADVERTISING	1,000	1,000	600	1,000	1,650	895	1,575	1,373	
04612	EVENTS RENTAL	7,500	7,500	4,520	7,500	50	4,720	2,965	2,578	
04620	ECC APPLICATION - POST	22,000	20,000	16,547	20,000	22,119	14,865	9,890	15,625	
04622	BOAT RACK RENTAL	26,000	26,000	3,750	25,600	24,616	29,889	28,172	27,559	
04629	BUILDING PERMIT INCOME	12,000	9,000	10,500	12,000	17,250	7,500	18,750	14,500	
04630	RESALE PACKAGES	33,000	30,000	25,200	35,000	37,903	25,050	23,847	28,933	
04631	PROPERTY TRANSFER FEES	36,000	23,000	27,075	37,000	47,324	33,887	22,565	34,592	
4623	CIF INCOME	300,000	300,000	361,800	600,000	644,400	416,700	289,389	450,163	
04650	WESTWINDS L/S REIMBURSEMENT	-	5,000	-	-	-	15,692	-	5,231	Captured as a reimbursement
04651	SHUR FUNDS	19,000	10,306	-	19,000	19,102	10,306	10,088	13,165	Received later in the year
04750	PRIOR YEAR OPERATING SURPLUS	57,329	\$111,383	\$71,481	\$71,481	\$291,004	\$366,761	572,002	409,922	
04800	OTHER INCOME	5,000	2,000	5,395	3,500	4,606	2,920	68,889	25,472	sale of equipment, community garden
4969	RESERVE TRANSFERS	1,752,150	1,787,950	506,839	1,792,450	1,661,806	1,636,911	1,212,784	1,503,834	
4905	RESERVE INTEREST	35,000	30,000	20,375	34,930	26,315	89,220	63,935	59,823	
4925	IMPACT FEES INCOME	55,000	17,000	49,500	55,000	65,500	27,000	71,500	54,667	
4930	ROAD MAINTENANCE INCOME	-	18,000	-	-	40,500	17,000	18,000	25,167	
	TOTAL OTHER INCOME	2,662,904	2,732,414	1,299,185	3,001,226	3,173,167	3,056,004	2,853,119	3,027,430	
	TOTAL OPERATING INCOME	8,753,212	8,412,296	6,937,860	8,679,451	8,356,123	7,826,726	7,432,232	7,871,694	
	DREDGING LOAN PROCEEDS	-	-	-	-	2,014,138	1,332,367	403,495	1,250,000	
	TOTAL INCOME & LOAN PROCEEDS	8,753,212	8,412,296	6,937,860	8,679,451	10,370,261	9,159,093	7,835,727	9,121,694	
	RESERVE DEPOSITS									
5901	COMMON AREA RESERVES DEPOSITS	665,000	665,000	665,000	665,000	665,000	645,000	671,500	660,500	
5902	ROAD REPLACEMENT RESERVE DEPOSITS	750,000	750,000	750,000	750,000	769,500	769,000	510,000	682,833	
5904	SNOW RESERVE	-	-	-	-	205,363	-	55,000	86,788	
5905	ASPEN NORTH RETAINING WALL	7,194	6,300	-	6,300	4,590	3,060	5,472	4,374	Will be deposited prior to end of FY22
5911	DREDGING	300,000	300,000	300,000	300,000	300,000	260,800	294,013	284,938	
9499	INTEREST - RESERVES	35,000	35,000	40,471	50,000	26,315	89,220	63,935	59,823	
5906	CIF RESERVE DEPOSITS	300,000	300,000	410,900	600,000	644,400	416,700	62,289	374,463	
5908	IMPACT FEES	55,000	18,000	49,500	55,000	65,500	-	71,500	45,667	
5909	ROADS MAINTENANCE CDA DEPOSIT	65,650	65,650	65,650	65,650	65,650	51,100	65,650	60,800	
5903	OPERATING CONTINGENCY RESERVE	50,000	50,000	50,000	50,000	80,000	120,000	80,000		
	TOTAL RESERVE DEPOSITS	2,227,844	2,189,950	2,331,521	2,541,950	2,826,318	2,354,880	1,879,359	2,353,519	
	NET OPERATING INCOME	6,525,368	6,222,346	4,606,339	6,137,501	7,543,943	6,804,213	5,956,368	6,768,175	
	EXPENSE:									
05200	AUDIT & TAX PREPARATION	14,000	14,000	-	14,000	10,000	13,400	13,100	12,167	
05203	COUNTY/MUNICIPAL TAX	2,910	1,800	1,695	1,695	1,706	542	542	930	
05204	BANK FEES	10,000	10,000	35,488	15,000	10,138	6,839	2,497	6,492	Will be reduced once BB&T refund for LOC
05205	LEGAL EXPENSE-GENERAL	18,000	30,000	7,147	12,000	(2,382)	24,408	57,767	26,597	
05206	LEGAL EXPENSE-COLLECTIONS	10,000	35,000	26	5,000	16,973	77,596	58,885	51,151	
5209	BAD DEBT EXPENSE	5,193	5,125	-	5,125	6,813	-	7,773		
05215	PROPERTY & LIABILITY INSURANCE	120,000	112,000	82,863	115,000	115,140	95,208	91,325	100,558	
05216	WORKERS COMPENSATION EXP	25,000	15,000	954	15,000	12,239	12,817	7,697	10,918	
05230	PRINTING & REPRODUCTION	6,700	8,500	4,751	8,500	736	9,175	26,242	12,051	
05233	PAYROLL EXPENSES	88,500	81,000	44,801	81,000	77,632	73,699	62,154	71,162	5233, 5234 combined
05235	STAFF SALARIES	1,075,337	1,014,800	507,068	1,000,000	906,895	892,184	817,112	872,064	5235, 5269 combined
05238	HEALTH, WELFARE, RETIREMENT BENEFITS	176,472	155,565	64,264	155,565	127,066	130,459	99,063	118,863	5238, 5236 combined
05261	BOD /STAFF TRAINING/MEMBERSHIP FEES	14,500	12,500	4,504	12,500	9,041	10,050	5,404	8,165	5260, 5261 & 5262 combined
05263	COMPUTERS/ SOFTWARE&MAINT	99,850	106,750	56,108	106,750	94,662	79,037	67,258	80,319	5263, 5265, 5266 Combined
05267	CONSULTING	34,125	35,000	18,627	35,000	38,226	43,023	56,991	46,800	
05270	GENERAL OFFICE EXPENSE	33,120	34,195	12,607	28,000	19,435	40,929	39,652	33,339	5268,5270, 5272, 5530, 5613 combined
05273	LLA OFFICE EQUIPMENT RENTAL	13,700	18,100	8,162	18,100	12,123	11,863	11,458	11,815	
05274	LAKETALK EXPENSE	67,545	63,505	34,986	63,505	55,810	53,961	56,837	55,536	
05275	POSTAGE	24,950	22,250	11,507	22,250	9,322	14,425	15,474	13,073	
05280	INTEREST EXPENSE - Dredging	127,200	123,213	72,099	123,600	80,219	72,546	177	50,981	
05293	EVENTS & RECREATION	110,500	100,000	74,830	100,000	35,566	76,205	53,599	55,124	
05294	VILLAGE COMMITTEE FUNDING	9,200	9,200	9,200	9,200	8,000	6,000	6,000	6,667	
05297	OTHER G&A EXPENSE	5,000	7,000	350	3,500	1,605	2,124	8,503	4,077	5296 added here
5298	Covid-19 Expenses			18,595	19,000	53,744				
05301	BEACH MAINTENANCE	22,000	22,000	17,945	20,000	18,708	16,676	16,677	17,353	
05315	BARN RELATED EXPENSES	6,700	3,500	2,928	3,500	4,666	2,367	3,357	3,463	
05320	COMMON AREA ELECTRICITY	24,250	22,000	11,688	23,000	19,757	20,178	18,119	19,351	combined all street light & amenity GLs

LAKE LINGANORE ASSOCIATION, INC
PRELIMINARY BUDGET FY ENDING 02/28/23

Assessment Rate>		0.326000	0.334000		0.334000	0.362000	0.383000	0.402515		
GL CODE		FY23 BUDGET	FY22 BUDGET	FY22 FYTD 09/21	FY22 YE Forecast	FY21 Actuals	FY20 Actuals	FY19 Actuals	Average FY19 to FY21	Comments
05321	OFFICE UTILITIES	20,750	28,065	7,767	16,000	11,417	11,486	16,170	13,024	5321, 5420, 5515 combined
05400	POOL MANAGEMENT	350,000	340,000	323,500	325,000	176,858	181,170	187,647	181,892	464,780
05404	POOL UTILITIES	72,280	68,600	39,425	68,600	87,277	52,535	37,013	58,942	5404, 5405, 5406 Combined
05412	POOL/POOLHOUSE REPAIRS/MAINTENANCE	40,500	37,500	8,434	25,000	35,007	229,697	38,012	100,905	5403, 5407, 5409, 5412, 5414 combined
05415	OTHER POOL COSTS	2,000	2,000	70	-	-	378	841	406	\$125.11
05511	LLA OFFICE MAINTENANCE/REPAIRS	8,000	7,450	676	2,500	12,027	4,122	9,561	8,570	5511, 5623 combined
05601	VEHICLE MAINTENANCE	10,250	12,000	3,291	10,000	8,947	13,461	6,619	9,676	
05605	MAINTENANCE TOOLS/EQUIPMENT/SUPPLIES	24,300	22,550	14,258	22,550	22,609	25,550	18,248	22,136	5605, 5607 combined
05606	EQUIPMENT RENTAL	10,200	10,200	1,521	5,000	13,886	7,845	10,957	10,896	
05608	EQUIPMENT REPAIRS	8,000	6,000	3,705	6,000	3,303	702	4,473	2,826	
05611	VEHICLE FUEL & OIL	14,500	12,500	5,140	12,500	5,399	11,576	11,997	9,657	
05630	COMMON AREA REPAIRS	39,350	40,000	3,208	20,000	15,840	40,982	49,300	35,374	
05635	WILDLIFE CONTROL	7,000	7,000	4,112	6,000	4,155	3,863	3,593	3,870	
05640	PLAYGROUND REPAIRS/MAINT	50,000	40,000	34,300	40,000	34,318	54,368	71,440	53,376	
05650	SIGNAGE	-	7,000	6,143	7,000	11,823	5,637	4,931	7,530	now included in Capital Reserves
05656	DAM INSPECTIONS/MINOR REPAIRS	7,500	10,000	78	1,500	650	4,492	10,178	5,107	5656, 5300 combined
05696	LAKE WATER QUALITY	122,190	60,445	33,032	60,445	62,195	39,373	26,823	42,797	
05697	WESTWINDS ENTRANCE MAINTENANCE	10,500	15,000	15,023	20,000	19,961	15,179	94,567	43,236	
05699	DEPRECIATION	-	-	-	-	-	60,086	35,088	47,587	shouldn't have been here/Balance sheet
05711	GROUNDS LANDSCAPING	295,000	255,000	150,566	255,000	187,660	183,644	202,300	191,201	5711, 5713, 5714 combined
05712	WESTWINDS LANDSCAPING	77,000	81,500	53,013	81,500	66,444	51,874	32,634	50,317	
05730	TRASH REMOVAL	583,646	448,234	306,158	524,842	475,249	410,112	367,929	417,763	
05751	DEPUTIES/TROOPERS	12,000	5,500	1,050	2,000	15,400	14,500	-	9,967	
05757	COMMUNITY PATROL	110,000	100,000	88,171	100,000	90,549	46,076	59,531	65,386	
05758	BEACH SHUTTLE SERVICE	-	-	-	-	-	-	7,403	2,468	
05809	ROAD MAINTENANCE-CDA Additional	70,000	81,850	37,530	70,000	1,740	-	88,993	30,244	
05810	ROAD MAINTENANCE-NON CDA	70,000	70,000	28,029	55,000	107,841	113,705	67,896	96,481	
05811	DREDGING**	-	-	495	495	2,014,138	1,332,367	1,049,297	1,465,267	**Paid for through loan proceeds
05814	STORM WATER INFRASTRUCTURE MAINT	110,000	100,000	9,426	35,000	73,469	99,718	-	86,593	
05897	SNOW REMOVAL	263,500	260,000	467	260,000	268,654	74,637	258,467	200,586	
	TOTAL OPERATING EXPENSES	4,633,218	4,190,397	2,281,781	4,047,722	5,570,656	4,875,047	4,375,572	4,940,425	
	Dredging Loan Principal Payments	240,000	244,000	140,000	240,000	240,000	240,000	240,000	240,000	
	AL OPERATING EXPENSES AND LOAN PRINCIPAL	4,773,218	4,434,397	2,421,781	4,287,722	5,810,656	4,875,047	4,375,572	5,020,425	
	RESERVE EXPENSE									
05910	POOL EXPENDITURES	196,000	132,500	46,139	132,500	23,120	12,898	154,273	63,430	
05900	COMMON AREA RES. EXPENDITURES	75,000	538,300	218,179	538,300	370,289	1,223,342	115,185	569,605	
05913	ROAD REPL. RESERVE EXPENDITURES	706,500	750,000	-	750,000	979,844	108,526	414,593	500,988	
05915	ROAD MAINTENANCE CDA RES EXP	65,650	65,650	-	65,650	92,778	62,490	292,488	149,252	
05920	CIF EXPENSE	566,500	161,500	153,955	161,500	120,498	143,171	161,196	141,622	
05923	TRAIL RESERVE EXPENDITURES	140,000	140,000	86,418	140,000	74,230	82,367	74,482	77,026	
05965	VILLAGE COMMITTEE FUNDING	2,500	-	2,148	4,500	1,047	5,368	1,817	2,744	
	TOTAL RESERVE EXPENDITURE	1,752,150	1,787,950	506,839	1,792,450	1,661,806	1,638,162	1,214,034	1,504,667	
	TOTAL INCOME	6,525,368	6,222,346	4,606,339	6,137,501	7,543,943	6,804,213	5,956,368	6,768,175	
	TOTAL EXPENSES	6,525,368	6,222,347	2,928,620	6,080,172	7,472,462	6,513,209	5,589,607	6,525,093	
	NET INCOME/(LOSS)	0	0	\$1,677,719	57,329	\$71,481	\$291,004	\$366,761	243,082	

LAKE LINGANORE ASSOCIATION, INC.

FY23 Budget Narrative

November 2021

ASSESSMENT MULTIPLIER

Per the Declaration, annual assessments are calculated each year based on the State Tax assessed Values. By Village, the tax assessed value of each home is tallied and averaged. That village average is then divided by \$100 and multiplied by the assessment multiplier. The Declaration stipulates the multiplier may be up to \$.75 for every \$100 of the village average. The Board has the authority to reduce that amount if operational expenses allow. FY23 proposed expenses along with the increased number of homes allows for reduction of the multiplier from .334000 to .326000. Once that figure is calculated, per the Declaration, an additional assessment for pool operating costs is added based on the total expenses provided it is not increased by more than 10% annually. An additional fee for trash collection is also added to all villages except for the condos as they have a separate contract and pay separately for such services. The FY23 pool assessment is \$105.15, and the FY23 trash assessment is \$156.90. The assessment figures on the FY23 Draft Assessment sheet reflect the cumulative totals.

INCOME

Assessments: These figures are the cumulative amount to be billed to each existing lot, by lot type, owned by someone other than the Developer.

Pool Membership Assessments: This figure is determined by adding all the costs associated with operating all four pools within the community and then dividing by the number of improved lots. However, this figure can only be increased by a maximum of 10% annually. At present, the annual pool membership assessment does not cover the total pool operating costs for the fiscal year.

Trash Assessments: The annual costs for weekly and bulk collection of trash from improved lots is totaled and divided by the number of improved lots.

Aspen North Retaining Wall Assessments: This is the amount collected annually from the owners of lots within Aspen North for the maintenance, repair, and replacement for the expansive retaining wall behind the bottom half of the Village. The amount collected per year was predetermined by a Replacement Reserve Study completed at initial build and is an addendum to the Declaration. The funds are placed in a reserve account and utilized when necessary.

Oakdale/Hamptons TH Landscaping Assessments: This cumulative amount is collected annually from the owners of townhomes within the Oakdale and Hamptons Villages for the annual cost of mowing the front lawns (and side of end units) of the townhomes within the respective Villages.

Late Fees: Estimated funds collected from late charges and interest applied to delinquent assessment accounts in accordance with the Declaration and the Maryland Homeowners Association Act.

NSF Bank Fees: Estimated funds collected from charges applied to assessment accounts for returned checks or insufficient funds for bank draft.

Recaptured Legal Fees: Estimated funds recouped from delinquent assessment accounts for legal fees incurred by the Association for collection efforts by counsel.

Pool Related Income - Members: Estimated income derived from rental fees paid for private use of Cabanas and pool parties by Association Members and estimated income generated from the sale of guest passes to pools.

Events Income: Estimated income generated at LLA sponsored events.

Event Sponsorships: Estimated income from sponsors of events for which they receive advertisement at those events and discounted Laketalk advertisement.

Membership Materials: Estimated revenue generated for replacement of ID cards, vehicle/golf cart/trailer bar codes, etc.

Scholarship Income: Estimated revenue generated from donations, sale of abandoned kayaks, canoes, sale of LLA books and other fundraising merchandise.

Violations Fees: Estimated funds collected for fines assessed to Members and Builders for violation of the governing documents per the Due Enforcement Process.

Interest – Checking: Estimated amount of interest accrued annually on funds deposited in non-reserve checking accounts.

Cable Franchise Income: Estimated income from local cable franchise based on LLA member usage.

Management Fees: No longer in use – previously for management of Linganore Garden Condominiums

LakeTalk Advertisements: Estimated revenue generated from the sale of ad space within the Association’s monthly publication.

Online Advertisements: Estimated revenue generated from the sale of ad space on the Association website.

Events Rental: Estimated funds generated from the rental of the Eaglehead Drive tent, pavilions, clubhouse, etc.

ECC Post Application Fees: Estimated amount received from Members and Builders for requests for exterior alterations already in process or completed.

Boat Rack Rental: Annual revenue generated from the rental of Association boat racks.

Building Permit Income: Estimated funds generated from new construction and major projects applications for homes within established Villages.

Resale Packages: Estimated income from fees charged for the resale documents required by the State during a resale transaction.

Property Transfer Fees: Estimated income from fees charged to buyers at settlement for account setup fees.

West Winds L/S Reimbursement: No longer in use. Included in Commercial Assessments

SHUR Funds: Estimated payments from Frederick County for State Highway User Revenue, intended to share cost for certain prescribed road maintenance.

Prior Year Operating Surplus: Funds remaining unspent from the prior year budget to offset any unpaid assessments for the upcoming year.

Other Income: Miscellaneous and infrequent income from various sources.

Reserve Transfers: Funds moved from the reserve accounts to reimburse the operating account for reserve expense items.

Reserve Interest: Estimated amount of interest accrued annually on funds deposited in reserve accounts.

CIF Income: Estimated income from the Community Improvement Fee which is charged to new owners at settlement for all properties sold in LLA.

Impact Fees Income: Estimated fees charged on new construction for road replacement on spot builders which is deposited into Road Replacement Reserves

Road Maintenance Income: Estimated fees charged on new construction for road replacement on the Developer which is deposited into Road Replacement Reserves.

RESERVE DEPOSITS – Funds deposited into separate accounts for capital, operating, and large maintenance reserve expenditures primarily dictated by the Reserve Study

Common Area Reserve Deposits: Funds deposited into Common Area Reserves from Operations per the reserve study.

Road Replacement Reserve Deposits: Funds deposited into Road Replacement Reserves from Operations per the reserve study.

Snow Reserve: Funds budgeted the prior year for snow removal that remained unspent at year end set aside for any future overages in snow removal expenditures.

Aspen North Retaining Wall: Funds deposited into Aspen N Retaining Wall Reserves from assessments collected per the reserve study.

Interest – Reserves: Estimated amount of interest accrued annually on funds deposited in reserve accounts.

CIF Income: Community Improvement Funds on deposit.

Impact Fees: Not in use; combined with Road Replacement Reserve Deposits

Roads Maintenance CDA: Funds set aside for the maintenance and repair of roadways and stormwater infrastructure initially installed and paid for with municipal bonds.

Dredging Maintenance Reserve Deposits: Funds set aside for future maintenance dredging of the lake(s).

Operating Contingency Reserve Deposits: Funds deposited into Contingency Reserve that can be utilized at the discretion of the BOD.

EXPENSES

Audit & Tax Preparation: Annual cost to have accounting statements reviewed and examined by an independent auditor to express an opinion based on generally accepted auditing standards in the USA.

County/Municipal Tax: Estimated allowance for State/Local income and property taxes as determined by the CPA.

Bank Fees: Estimated fees charged by the bank including monthly fees, NSF and other banking fees.

Legal Fees – General: Allowance for retaining general legal counsel for such matters as legal document interpretation, violation enforcement or other legal matters as may, from time to time, arise.

Legal Fees - Collection: Allowance for legal counsel for collection of delinquent assessment when all other avenues have been exhausted.

Bad Debt Expense: Uncollectable receivable balances written off per recommendation from the auditor and collection attorney

Property & Liability Insurance: Estimated cost for insurance including vehicle, liability, crime, and general umbrella policy required by the governing documents and State law.

Worker’s Compensation: Estimated cost for Workers’ Compensation coverage for all staff members.

Printing & Reproduction: Allowance for the printing requirements for daily operations, member correspondence, and mass mailings to the Membership.

Payroll Service: Fee charged by outside vender for biweekly paycheck preparation; preparation of tax reports and tax payments as well as annual W2 statements.

Payroll Taxes: Cost of legally mandated employer taxes charged on wages.

Staff Salaries: Cost of wages paid to 15 fulltime LLA employees and 3 seasonal employees.

Health, Welfare, Retirement Benefits: LLA’s portion of medical, dental, vision, long/short term disability and accidental death coverage for employees along with employer matched portion of LLA’s retirement plan.

BoD/Staff Professional Fees & Training: Estimated cost of job-related professional membership fee and continuing education for LLA staff and Board.

Computers – Software/Maintenance: Estimated monthly fees for computer software and support, computer maintenance, new hardware and data backup, website, etc.

Consulting: Allowance for outside engineering services and other professionals regarding projects in LLA that require a specified level of education or experience.

General Office Expense: Estimated cost of office supplies, bathroom supplies, annual meetings, records and archiving, staff uniforms, small furniture, and other general office expense as necessary. This expense item increase reflects an additional office in the new clubhouse in Oakdale.

LLA Office Equipment Rental: Cost to rent and operate office equipment such as copier and postage machine.

LakeTalk Expense: Allowance to design, produce and mail Laketalk magazine as required by the governing documents.

Postage: Allowance for periodic community-wide mailings to members for such items as the annual budget and annual meeting notices as well as the daily and miscellaneous postage needs of the Association.

Interest Expense – Dredging: Estimated interest paid on loan to dredge the lake. The principal payments are reflected on the balance sheet.

Events & Recreation: Allowance to hold all recreational events in LLA, such as Fireworks, concert series, farmer’s market, haunted trail, etc. including all maintenance and required permits for those events.

Village Committee Funding: Allowance for each village in LLA to hold village wide events coordinated by the Village Chair.

Other G&A Expenses: Miscellaneous or unexpected General and Administrative expense.

Beach Maintenance: Allowance to maintain the beaches in LLA including the purchase of new sand every year.

Barn/Tent Related Expenses: allowance for repairs and maintenance to the Barn and Tent area including monthly electric and utilities.

Common Area Electricity: Estimate for electric usage for common areas such as parking lots and mailboxes and streetlight electricity.

Office Utilities: Estimate for telephone, gas, electric, and water/sewer usage at the Association offices. This expense item increase reflects an additional office in the new clubhouse in Oakdale.

Pool Management: Allowance for professional management of all pools in LLA; Increase this year is due to increase in minimum wage and the additional operational hours to accommodate the FCPS calendar. The increase in this expense includes costs for the new pool in Oakdale.

Pool Utilities: Cost for all legally required telephones at each pool plus electricity, gas, water/sewer.

Pool/Poolhouse Maintenance/Repairs: Estimated cost for pool and poolhouse, equipment, furniture and cabana repairs and maintenance at all pools.

Other Pool Costs: Miscellaneous pool costs as needed.

LLA Office Maintenance/Repairs: Estimate for interior repairs, maintenance, cleaning for all LLA offices.

Vehicle Maintenance: Estimate for maintenance and repairs to LLA vehicles.

Maintenance Tools, Equipment, Supplies: Estimate for lumber, hardware and general supplies utilized by the maintenance staff.

Equipment Rental: Tools and equipment rented by maintenance staff including port-a-pots for common areas.

Equipment Repairs: Normal maintenance and repairs to maintain equipment in working order.

Vehicle Fuel & Oil: Estimated cost of fuel and oil for use in LLA vehicles and equipment.

Common Area Repairs: Estimate for routine maintenance and repair of Common Area.

Wildlife Control: Allowance for wildlife removal such as bees, geese, and beavers.

Playground Repairs/Maintenance: Estimate for repair and maintenance of playground area and structures, this line item includes wood carpet for play areas.

Dam Inspections/Minor Repairs: Allowance for independent inspections of LLA Dams and minor repairs.

Lake Water Quality: Allowance for water sampling, testing, and monitoring in LLA lakes as well as lakeside buffers, reforestation and removal of invasive species.

West Winds Entrance Maintenance: Estimated maintenance and repair of Westwinds entrance including irrigation system. This line item is a shared cost per the MOU with West Winds, the two commercial properties, and LLA.

Grounds Landscaping: Estimate for expected and unexpected costs of landscaping, tree removal, mowing and storm damage to Common Area, trees, and shrubbery.

West Winds Landscaping: Anticipated costs of common area grounds maintenance within the West Winds Village.

Trash Removal: Estimate for weekly trash and bulk trash removal including single family, town homes, pools and the maintenance yard.

Deputies/Troopers: Allowance for additional community patrols conducted by Frederick Co. Deputies and off-duty Maryland State Troopers over the normal patrol policies as warranted.

Community Patrol: Cost for patrol of community to enforce parking and guest rules and regulations, as well as enforce private use of or misuse of amenities per the LLA Covenants which cannot be enforced by law enforcement.

Road Maintenance – CDA Additional: Additional funds above the reserve allocation set aside for normal maintenance and repair of roads specifically within CDA in LLA.

Road Maintenance – Non CDA: Normal maintenance and repair of roads not specifically in a CDA in LLA.

Storm Water Infrastructure Maintenance: Estimate for maintaining and repairing the private storm water system within LLA including but not limited to leaf removal, riprap repairs, inlet repairs, grading, etc.

Snow Removal: Estimate for pretreating, snow removal and treatment of roadways and other areas in LLA during snow and inclement weather.

RESERVE EXPENSE

Pool Expenditures: Cost to replace pool items such as the white coat, coping stones, tile, handrails, furniture, etc. as dictated in the reserve study and/or Frederick Co. Dept. of Health.

Common Area Expenditures: Cost to replace items in Common Area as dictated by the reserve study and industry professionals.

Road Replacement Reserves: Cost to replace roads in LLA as dictated by the Reserve Study and industry professionals.

Road Maintenance - CDA: Expected costs for repairs, maintenance and replacement of roadways included in the LLA CDA agreement.

CIF (Community Improvement Fund) Expense: Funds spent to enhance LLA; these funds are to come from the CIF collected at settlement and spent at the discretion of the BOD based on the Strategic Plan and Member feedback.

Trail Reserve Expenditures: Cost to improve and add trails in LLA trail system.

BUDGETS REFLECT AN ESTIMATED PROJECTION OF ANTICIPATED INCOME, EXPENSES AND REVENUES AND, AS SUCH, ARE SUBJECT TO CHANGE BASED UPON ACTUAL CIRCUMSTANCES.

FY23 Breakdown of Assessment Information											
Village	Total lots	Total Unimproved Lots	Total Improved Lots	Total Value of Improved Lots	Average Value of Improved Lots	Annual Assessment FY 23	Trash Assessment	Aspen North Wall	TH Landscape	Pool	FY23 Combined Assessments
Aspen Houses	159	42	117	\$63,523,300.00	\$542,934.19	\$1,769.97	\$156.90			\$105.15	\$2,032.02
Audubon Condos	78	0	78	\$11,935,000.00	\$153,012.82	\$498.82				\$105.15	\$603.97
Audubon Houses	76	0	76	\$25,311,900.00	\$333,051.32	\$1,085.75	\$156.90			\$105.15	\$1,347.80
Balmoral Houses	77	6	71	\$25,946,800.00	\$365,447.89	\$1,191.36	\$156.90			\$105.15	\$1,453.41
Coldstream Houses	233	8	225	\$83,844,400.00	\$372,641.78	\$1,214.81	\$156.90			\$105.15	\$1,476.86
Audubon Ter North TH	50	0	50	\$16,301,000.00	\$326,020.00	\$1,062.83	\$156.90			\$105.15	\$1,324.88
Lake Anita Louise Houses	60	2	58	\$16,666,300.00	\$287,350.00	\$936.76	\$156.90			\$105.15	\$1,198.81
Lake Anita Louise Townhouses	66	0	66	\$15,794,200.00	\$239,306.06	\$780.14	\$156.90			\$105.15	\$1,042.19
Meadows Houses	408	15	393	\$136,518,600.00	\$347,375.57	\$1,132.44	\$156.90			\$105.15	\$1,394.50
Nightingale Houses	32	11	21	\$13,897,800.00	\$661,800.00	\$2,157.47	\$156.90			\$105.15	\$2,419.52
Northshore Houses	44	1	43	\$24,088,400.00	\$560,195.35	\$1,826.24	\$156.90			\$105.15	\$2,088.29
Northshore Townhouses	83	0	83	\$22,462,300.00	\$270,630.12	\$882.25	\$156.90			\$105.15	\$1,144.31
Pinehurst Houses	678	56	622	\$209,836,300.00	\$337,357.40	\$1,099.79	\$156.90			\$105.15	\$1,361.84
Summerfield Houses	220	0	220	\$81,083,400.00	\$368,560.91	\$1,201.51	\$156.90			\$105.15	\$1,463.56
Summerfield Townhouses	108	0	108	\$25,035,900.00	\$231,813.89	\$755.71	\$156.90			\$105.15	\$1,017.77
Westwinds Houses	331	2	329	\$151,122,200.00	\$459,337.99	\$1,497.44	\$156.90			\$105.15	\$1,759.49
Woodridge Houses	422	71	351	\$188,134,000.00	\$535,994.30	\$1,747.34	\$156.90			\$105.15	\$2,009.39
Woodlands Preserve WW	73	0	73	\$30,128,700.00	\$412,721.92	\$1,345.47	\$156.90			\$105.15	\$1,607.53
Oakdale Townhomes	297	0	297	\$100,128,500.00	\$337,133.00	\$1,099.05	\$156.90		\$66.00	\$105.15	\$1,427.11
Aspen North	111	2	109	\$52,043,300.00	\$477,461.47	\$1,556.52	\$156.90	\$66.00		\$105.15	\$1,884.58
Oakdale Single Family	66	0	66	\$39,330,000.00	\$595,909.09	\$1,942.66	\$156.90			\$105.15	\$2,204.72
Linganore Garden Condo	96	0	96	\$24,880,000.00	\$259,166.67	\$844.88				\$105.15	\$950.03
Hampton SF	73	0	73	\$26,028,100.00	\$356,549.32	\$1,162.35	\$156.90			\$105.15	\$1,424.40
Hampton TH	90	0	90	\$21,658,800.00	\$240,653.33	\$784.53	\$156.90		\$66.00	\$105.15	\$1,112.58
Totals	3931	216	3715								
	Total	216	Buildable	\$600	Unbuildable	\$354.61					

LAKE LINGANORE ASSOCIATION INC**EXAMPLE BUDGET - EQUITABLE DISTRIBUTION OF EXPENSES BASED ON APPROVED FY23 BUDGET**

DESCRIPTION		
REVENUE:		NOTES
GENERAL ASSESSMENTS	\$ 4,673,134.76	\$1188.79 per lot based on 3931 lots - see additional info sheet
POOL ASSESSMENTS	\$ 413,344.65	\$105.15 per lot based on 3931 lots - see additional info sheet
TRASH ASSESSMENTS	\$ 555,592.59	\$156.90 per lot based 3541 lots - see additional info sheet
ASPEN NORTH SUPPLEMENTAL	\$ 7,194.00	\$66 per lot - see additional info sheet
HAMPTONS/OAKDALE SUPPLEMENTAL	\$ 25,542.00	\$66 per lot - see additional info sheet
COMMERCIAL LOT ASSESSMENTS	\$ 15,500.00	varies per agreement
TOTAL ALL ASSESSMENTS	\$ 5,690,308.00	
TOTAL PROJECTED GROWTH	\$ 400,000.00	based on projected new home sales
TOTAL PROJECTED ASSESSMENTS	\$ 6,090,308.00	
OTHER INCOME:		See FY23 Budget & Narrative for additional explanation
LATE FEES	108,000	
NSF BANK FEE	1,700	
RECAPTURED LEGAL FEES	9,500	
POOL RELATED INCOME	22,000	
EVENTS INCOME	3,500	
EVENTS SPONSORSHIPS	28,000	
MEMBERSHIP MATERIALS	225	
SCHOLARSHIP INCOME	2,500	
VIOLATION FEES	10,000	
INTEREST - checking	2,500	
CABLE FRANCHISE INCOME	64,000	
MANAGEMENT FEES	-	
LAKETALK ADVERTISEMENTS	50,000	
ONLINE ADVERTISING	1,000	
EVENTS RENTAL	7,500	
ECC APPLICATION - POST	22,000	
BOAT RACK RENTAL	26,000	
BUILDING PERMIT INCOME	12,000	
RESALE PACKAGES	33,000	
PROPERTY TRANSFER FEES	36,000	
CIF INCOME	300,000	
WESTWINDS L/S REIMBURSEMENT	-	
SHUR FUNDS	19,000	
PRIOR YEAR OPERATING SURPLUS	57,329	
OTHER INCOME	5,000	
RESERVE TRANSFERS	1,752,150	
RESERVE INTEREST	35,000	
IMPACT FEES INCOME	55,000	
ROAD MAINTENANCE INCOME	-	
TOTAL OTHER INCOME	2,662,904	
TOTAL OPERATING INCOME	8,753,212	
RESERVE DEPOSITS		See FY23 Budget & Narrative for additional explanation
COMMON AREA RESERVES DEPOSITS	665,000	
ROAD REPLACEMENT RESERVE DEPOSITS	750,000	
SNOW RESERVE	-	
ASPEN NORTH RETAINING WALL	7,194	
DREDGING	300,000	
INTEREST - RESERVES	35,000	
CIF RESERVE DEPOSITS	300,000	
IMPACT FEES	55,000	
ROADS MAINTENANCE CDA DEPOSIT	65,650	
OPERATING CONTINGENCY RESERVE	50,000	
TOTAL RESERVE DEPOSITS	2,227,844	

NET OPERATING INCOME	6,525,368	
EXPENSE:		See FY23 Budget & Narrative for additional explanation
AUDIT & TAX PREPARATION	14,000	
COUNTY/MUNICIPAL TAX	2,910	
BANK FEES	10,000	
LEGAL EXPENSE-GENERAL	18,000	
LEGAL EXPENSE-COLLECTIONS	10,000	
BAD DEBT EXPENSE	5,193	
PROPERTY & LIABILITY INSURANCE	120,000	
WORKERS COMPENSATION EXP	25,000	
PRINTING & REPRODUCTION	6,700	
PAYROLL EXPENSES	88,500	
STAFF SALARIES	1,075,337	
HEALTH, WELFARE, RETIREMENT BENEFITS	176,472	
BOD /STAFF TRAINING/MEMBERSHIP FEES	14,500	
COMPUTERS/ SOFTWARE&MAINT	99,850	
CONSULTING	34,125	
GENERAL OFFICE EXPENSE	33,120	
LLA OFFICE EQUIPMENT RENTAL	13,700	
LAKETALK EXPENSE	67,545	
POSTAGE	24,950	
INTEREST EXPENSE - Dredging	127,200	
EVENTS & RECREATION	110,500	
VILLAGE COMMITTEE FUNDING	9,200	
OTHER G&A EXPENSE	5,000	
Covid-19 Expenses		
BEACH MAINTENANCE	22,000	
BARN RELATED EXPENSES	6,700	
COMMON AREA ELECTRICITY	24,250	
OFFICE UTILITIES	20,750	
POOL MANAGEMENT	350,000	
POOL UTILITIES	72,280	
POOL/POOLHOUSE REPAIRS/MAINTENANCE	40,500	
OTHER POOL COSTS	2,000	
LLA OFFICE MAINTENANCE/REPAIRS	8,000	
VEHICLE MAINTENANCE	10,250	
MAINTENANCE TOOLS/EQUIPMENT/SUPPLIES	24,300	
EQUIPMENT RENTAL	10,200	
EQUIPMENT REPAIRS	8,000	
VEHICLE FUEL & OIL	14,500	
COMMON AREA REPAIRS	39,350	
WILDLIFE CONTROL	7,000	
PLAYGROUND REPAIRS/MAINT	50,000	
DAM INSPECTIONS/MINOR REPAIRS	7,500	
LAKE WATER QUALITY	122,190	
WESTWINDS ENTRANCE MAINTENANCE	10,500	
GROUNDS LANDSCAPING	295,000	
WESTWINDS LANDSCAPING	77,000	
TRASH REMOVAL	583,646	
DEPUTIES/TROOPERS	12,000	
COMMUNITY PATROL	110,000	
ROAD MAINTENANCE-CDA Additional	70,000	
ROAD MAINTENANCE-NON CDA	70,000	
DREDGING**		
STORM WATER INFRASTRUCTURE MAINT	110,000	
SNOW REMOVAL	263,500	
TOTAL OPERATING EXPENSES	4,533,218	
Dredging Loan Principal Payments	240,000	
OPERATING EXPENSES AND LOAN PRINCIPAL	4,773,218	

RESERVE EXPENSE		See FY23 Budget & Narrative for additional explanation
POOL EXPENDITURES	196,000	
COMMON AREA RES. EXPENDITURES	75,000	
ROAD REPL. RESERVE EXPENDITURES	706,500	
ROAD MAINTENANCE CDA RES EXP	65,650	
CIF EXPENSE	566,500	
TRAIL RESERVE EXPENDITURES	140,000	
VILLAGE COMMITTEE FUNDING	2,500	
TOTAL RESERVE EXPENDITURE	1,752,150	
TOTAL INCOME	6,525,368	
TOTAL EXPENSES	6,525,368	
NET INCOME/(LOSS)	-	

EXAMPLE EQUITABLE DISTRIBUTION ASSESSMENT SHEET

Village	Number of Lots	Example General Assessment	Pool Assessment	Trash Assessment	Aspen North Assessment	Hampton & Oakdale TH Assessment	Total Example Equitable Assessment	Current Approved FY23 Assessment	Difference
Aspen SF	117	\$1,188.79	\$ 105.15	\$ 156.90	\$ -	\$ -	\$1,450.84	\$ 2,032.02	(\$581.18)
Aspen North SF	109	\$1,188.79	\$ 105.15	\$ 156.90	\$ 66.00	\$ -	\$1,516.84	\$ 1,884.58	(\$367.74)
Audubon Condos	78	\$1,188.79	\$ 105.15		\$ -	\$ -	\$1,293.94	\$ 603.97	\$689.97
Audubon SF	76	\$1,188.79	\$ 105.15	\$ 156.90	\$ -	\$ -	\$1,450.84	\$ 1,347.80	\$103.04
Audubon Ter North TH	50	\$1,188.79	\$ 105.15	\$ 156.90	\$ -	\$ -	\$1,450.84	\$ 1,324.88	\$125.96
Balmoral SF	71	\$1,188.79	\$ 105.15	\$ 156.90	\$ -	\$ -	\$1,450.84	\$ 1,453.41	(\$2.57)
Coldstream SF	225	\$1,188.79	\$ 105.15	\$ 156.90	\$ -	\$ -	\$1,450.84	\$ 1,476.86	(\$26.02)
Hampton SF	73	\$1,188.79	\$ 105.15	\$ 156.90	\$ -	\$ -	\$1,450.84	\$ 1,424.40	\$26.44
Hampton TH	90	\$1,188.79	\$ 105.15	\$ 156.90	\$ -	\$ 66.00	\$1,516.84	\$ 1,112.58	\$404.26
Lake Anita Louise SF	58	\$1,188.79	\$ 105.15	\$ 156.90	\$ -	\$ -	\$1,450.84	\$ 1,198.81	\$252.03
Lake Anita Louise TH	66	\$1,188.79	\$ 105.15	\$ 156.90	\$ -	\$ -	\$1,450.84	\$ 1,042.19	\$408.65
Meadows SF	393	\$1,188.79	\$ 105.15	\$ 156.90	\$ -	\$ -	\$1,450.84	\$ 1,394.50	\$56.34
Nightingale SF	21	\$1,188.79	\$ 105.15	\$ 156.90	\$ -	\$ -	\$1,450.84	\$ 2,419.52	(\$968.68)
Northshore SF	43	\$1,188.79	\$ 105.15	\$ 156.90	\$ -	\$ -	\$1,450.84	\$ 2,088.29	(\$637.45)
Northshore TH	83	\$1,188.79	\$ 105.15	\$ 156.90	\$ -	\$ -	\$1,450.84	\$ 1,144.31	\$306.53
Oakdale Condos	96	\$1,188.79	\$ 105.15		\$ -	\$ -	\$1,293.94	\$ 950.03	\$343.91
Oakdale SF	66	\$1,188.79	\$ 105.15	\$ 156.90	\$ -	\$ -	\$1,450.84	\$ 2,204.72	(\$753.88)
Oakdale TH	297	\$1,188.79	\$ 105.15	\$ 156.90	\$ -	\$ 66.00	\$1,516.84	\$ 1,427.11	\$89.73
Pinehurst SF	622	\$1,188.79	\$ 105.15	\$ 156.90	\$ -	\$ -	\$1,450.84	\$ 1,361.84	\$89.00
Summerfield SF	220	\$1,188.79	\$ 105.15	\$ 156.90	\$ -	\$ -	\$1,450.84	\$ 1,463.56	(\$12.72)
Summerfield TH	108	\$1,188.79	\$ 105.15	\$ 156.90	\$ -	\$ -	\$1,450.84	\$ 1,017.77	\$433.07
West Winds SF	329	\$1,188.79	\$ 105.15	\$ 156.90	\$ -	\$ -	\$1,450.84	\$ 1,759.49	(\$308.65)
Woodlands Preserve TH	73	\$1,188.79	\$ 105.15	\$ 156.90	\$ -	\$ -	\$1,450.84	\$ 1,607.53	(\$156.69)
Woodridge SF	351	\$1,188.79	\$ 105.15	\$ 156.90	\$ -	\$ -	\$1,450.84	\$ 2,009.39	(\$558.55)
Buildable Lots	148	\$1,188.79	\$ 105.15		\$ -	\$ -	\$1,293.94	\$ 600.00	\$693.94
Unbuildable Lots	69	\$1,188.79	\$ 105.15		\$ -	\$ -	\$1,293.94	\$ 354.61	\$939.33
TOTAL LOTS	3931								

The chart below indicates the total number of lots along with the percentage of lots in relation to the increase or decrease in assessment amount (based on figures above) if the method of calculation were changed from the current method to the equitable distribution method.

	# Lots	% of Total Lots
Would Increase	2307	59%
Would Decrease	1625	41%
Would Decrease OR Increase by <= \$50	1698	43%
Would Decrease OR Increase by <= \$100	3010	77%
Would Increase by > \$100	922	23%
Would Increase by > \$50	2234	57%