



Land Owners Association of Ladd landing, Inc.

2023

Operating Fund and Roadway Reserve Fund

BUDGETS

LOALLI 2023 OPERATING and ROADWAY RESERVE Budgets

Executive Summary

2023 Operating Fund Budget & Assessments

2023 Annual Operating Expense Budget - Fees by Land Owner Type				
Breakout of Differential Fees per Land Owner Lot Type		2023 Fee / Unit	2022 Fee / Unit	Increase (Decrease)
<u>Lot UNITS</u>				
30	Res Lot (A) - maint front sidestreets	\$678	\$683	(5)
48	Res Lot (A) - non-maint front; s-streets	\$762	\$767	(5)
9	Res Lot (A) - non-mowed sidestreets	\$678	\$683	(5)
16	Res Condominium Units	\$678	\$683	(5)
34	Business Condominium Units	\$678	\$683	(5)
137				

2023 Roadway Reserve Fund Budget & Assessment

Ladd Landing Land Owners - Private Roadway Capital Reserve Fund - Assessment								
2023		Orig. Total		Amount in		Years	Roadway	Average
Private Roadway		Replacement		Reserve	Reserve	Remaing	Annual	Annual
Total Lineal Footage		Cost Estimate		Account	Amt to go	Before Repl	Reserve	Reserve
							Amount	Amount / Ft
High Street	6,180	109,050						
Sheerwater	1,810	33,990						
The Battery	3,720	70,590						
Kings Close	800	17,785						
Northbridge Close	2,010	37,195						
Oak Terrace Cove	930	19,870						
	15,450	335,000	2023	\$152,955	182,045	6	30,341	\$1.96
		2014 Cost Est.		Est 12/31/19				
				As of 9/30/22				
								Increase
								0.15

Land Owners Association of Ladd Landing, Inc.		
Operating Budget		
January - December 2023		
ADOPTED		
	Total	Percent
Income		
4000 Assessments Invoiced		
4001 Fees Billed - Operating Income	\$ 96,966.22	
Total 4000 Assessments Invoiced	\$ 96,966.22	
Total Income	\$ 96,966.22	
Gross Profit	\$ 96,966.22	
Expenses		
5100 Bad Debts	1,000.00	1.0%
5200 Bank Charges	200.00	0.2%
5500 Hospitality	350.00	0.4%
5600 Insurance	4,184.40	4.3%
5800 Legal & Professional Fees		
5810 Accounting Fees	300.00	0.3%
5820 Attorney Fees	2,000.00	2.1%
5831 Consulting Fees	500.00	0.5%
5890 Filing, Other Fees	50.00	0.1%
Total 5800 Legal & Professional Fees	\$ 2,850.00	2.9%
5840 Litigation & Court Costs	1,000.00	1.0%
5950 Miscellaneous Reimbursements	0.00	
6000 O & M - Amenities		
6100 Club House		
6110 Cleaning	4,000.00	4.1%
6120 Repairs & Maintenance	1,500.00	1.5%
6130 Supplies & Materials	300.00	0.3%
6140 Equipment & Fixtures	250.00	0.3%
6190 Miscellaneous	100.00	0.1%
6200 Pool	0.00	0.0%
6205 Pool Area Cleaning	250.00	0.3%
6210 Pool Service	2,600.00	2.7%
6220 Repairs & Maintenance	800.00	0.8%
6230 Supplies & Materials	2,500.00	2.6%
6240 Equipment & Fixtures	200.00	0.2%
6250 Outside Services - Open & Close	1,250.00	1.3%
6260 Pool Permit; Miscellaneous	350.00	0.4%
6300 Landscaping	1,600.00	1.7%
6400 Pest Control	300.00	0.3%
6500 Security	2,100.00	2.2%
6600 Telecommunications	2,000.00	2.1%
6700 Utilities	0.00	0.0%
6714 Utilities - Elec	4,600.00	4.7%
6715 Utilities - Gas	600.00	0.6%
6716 Utilities - Water, Sewer & Trash	1,000.00	1.0%
6726 Utilities - Water - Pool	550.00	0.6%
6800 Insurance	0.00	0.0%
6900 Management Contract	0.00	0.0%
6950 Inspections; Fees; etc.	350.00	0.4%
6990 Club House/Pool Reserve - Repair & Replacement	0.00	0.0%
Total 6000 O & M - Amenities	\$ 27,200.00	28.1%

	Total	Percent
7000 O & M - Other Common Areas (ex. Amenities)		
7040 Landscape Maintenance		
7041 Mowing	14,000.00	14.4%
7042 Mulching	6,380.00	6.6%
7043 Trimming Bushes	2,250.00	2.3%
7044 Weed Control	1,700.00	1.8%
7045 Fertilizing Contractor	0.00	0.0%
7046 Tree Cutting	500.00	0.5%
7047 Irrigation	0.00	0.0%
7048 Decorative	0.00	0.0%
Total 7040 Landscape Maintenance	\$ 24,830.00	25.6%
7050 Gate Operations & Maintenance		
7051 Gate Equipment	0.00	0.0%
7052.1 Gate Communications & Utilities - High St	2,700.00	2.8%
7052.1 Gate Communications & Utilities - Northbridge	2,800.00	2.9%
7053 Gate Maintenance & Repairs	2,090.00	2.2%
7059 Gate Reserve - Repair & Replacement	1,451.82	1.5%
Total 7050 Gate Operations & Maintenance	\$ 9,041.82	9.3%
Total 7060 Private Roadway Operations & Maintenance	2,000.00	2.1%
Total 7000 O & M - Other Common Areas (ex. Amenities)	\$ 35,871.82	37.0%
7080 O & M - Ladd Landing Blvd	1,500.00	1.5%
7085 Ladd Landing Blvd Cleanup	0.00	0.0%
Total 7080 O & M - Ladd Landing Blvd	\$ 1,500.00	1.5%
7100 G&A and Office Expenses		
7105 Bookkeeping Services	8,000.00	8.3%
7110 O.O.S. Contract Services	500.00	0.5%
7111 Lot Sale Transfer Fee Expense	1,000.00	1.0%
7112 Equipment & Software	100.00	0.1%
7115 Software Services	1,911.00	2.0%
7120 Office Supplies	200.00	0.2%
7130 Postage & Mailing	375.00	0.4%
7140 Stationery & Printing	200.00	0.2%
7150 Telephone & Long Distance	0.00	0.0%
7160 Other Office Expenses	125.00	0.1%
Total 7100 G&A and Office Expenses	\$ 12,411.00	12.8%
7170 Outside Services	1,000.00	1.0%
7260 Taxess Paid	100.00	0.1%
7450 Repair & Maintenance	200.00	0.2%
7500 Supplies & Materials	125.00	0.1%
7600 Taxes & Licenses	0.00	0.0%
7610 Club House Property Tax - Kingston City	1,224.00	1.3%
7620 Club House Property Tax - Roane Cty	2,250.00	2.3%
7800 Utilities	0.00	
7810 Utilities - Electrical	0.00	
7820 Utilities - Telephone	0.00	
Total 7800 Utilities	\$ 0.00	
9000 Special Projects - Contingencies	5,500.00	5.7%
Total Expenses	\$ 96,967.00	100.0%

Land Owners Association of Ladd Landing, Inc.				
Operating Budget - Year over Year Comparison				
January - December 2023 v 2022				
ADOPTED				
	2023	2022	Increase	
	Total	Total	(Decrease)	%
Income				
4000 Assessments Invoiced				
4001 Fees Billed - Operating Income	96,966.22	97,702.62	(736)	-0.8%
Total 4000 Assessments Invoiced	\$ 96,966.22	\$ 97,702.62		
Total Income	\$ 96,966.22	\$ 97,702.62		
Gross Profit	\$ 96,966.22	\$ 97,702.62		
Expenses				
5100 Bad Debts	1,000.00	1,000.00	0	0%
5200 Bank Charges	200.00	200.00	0	0%
5500 Hospitality	350.00	350.00	0	0%
5600 Insurance	4,184.40	4,210.62	(26)	-1%
5800 Legal & Professional Fees				
5810 Accounting Fees	300.00	300.00	0	0%
5820 Attorney Fees	2,000.00	2,000.00	0	0%
5830 Consulting Fees	500.00	500.00	0	0%
5890 Filing, Other Fees	50.00	50.00	0	0%
Total 5800 Legal & Professional Fees	\$ 2,850.00	\$ 2,850.00	0	0%
5840 Litigation & Court Costs	1,000.00	\$ 1,000.00	0	0%
5950 Miscellaneous Reimbursements	0.00	0.00	0	
6000 O & M - Amenities				
6100 Club House				
6110 Cleaning	4,000.00	\$ 3,900.00	100	3%
6120 Repairs & Maintenance	1,500.00	\$ 1,500.00	0	0%
6130 Supplies & Materials	300.00	\$ 300.00	0	0%
6140 Equipment & Fixtures	250.00	\$ 0.00	250	#DIV/0!
6190 Miscellaneous	100.00	\$ 100.00	0	0%
6200 Pool				
6205 Pool Area Cleaning	250.00	\$ 250.00	0	0%
6210 Pool Service	2,600.00	\$ 3,600.00	(1,000)	-28%
6220 Repairs & Maintenance	800.00	\$ 800.00	0	0%
6230 Supplies & Materials	2,500.00	\$ 500.00	2,000	400%
6240 Equipment & Fixtures	200.00	\$ 200.00	0	0%
6250 Outside Services - Open & Close	1,250.00	\$ 1,250.00	0	0%
6290 Miscellaneous	350.00	\$ 350.00	0	0%
6300 Landscaping				
6400 Pest Control	300.00	\$ 300.00	0	0%
6500 Security	2,100.00	\$ 1,600.00	500	31%
6600 Telecommunications	2,000.00	\$ 2,000.00	0	0%
6700 Utilities	0.00		0	#DIV/0!
6714 Utilities - Elec	4,600.00	\$ 3,900.00	700	18%
6715 Utilities - Gas	600.00	\$ 600.00	0	0%
6716 Utilities - Water, Sewer & Trash	1,000.00	\$ 600.00	400	67%
6726 Utilities - Water - Pool	550.00	\$ 450.00	100	22%
6800 Insurance	0.00	\$ 0.00	0	#DIV/0!
6900 Management Contract	0.00	\$ 0.00	0	#DIV/0!
6950 Inspections; Fees; etc.	350.00	\$ 0.00	350	#DIV/0!
6990 Club House/Pool Reserve - Repair & Replacement	0.00	\$ 5,347.51	(5,348)	-100%
Total 6000 O & M - Amenities	\$ 27,200.00	\$ 29,147.51	(1,948)	-7%

ADOPTED	2023	2022	Increase	
	Total	Total	(Decrease)	%
7000 O & M - Other Common Areas (ex. Amenities)				
7040 Landscape Maintenance				
7041 Mowing	14,000.00	14,000.00	0	0%
7042 Mulching	6,380.00	5,800.00	580	10%
7043 Trimming Bushes	2,250.00	2,000.00	250	13%
7044 Weed Control	1,700.00	1,200.00	500	42%
7045 Fertilizing Contractor	0.00	0.00	0	#DIV/0!
7046 Tree Cutting	500.00	500.00	0	0%
7047 Irrigation	0.00	0.00	0	#DIV/0!
7048 Decorative	0.00	0.00	0	#DIV/0!
Total 7040 Landscape Maintenance	\$ 24,830.00	\$ 23,500.00	1,330	6%
7050 Gate Operations & Maintenance				
7051 Gate Equipment	0.00	\$ 0.00	0	#DIV/0!
7052.1 Gate Communications & Utilities - High St	2,700.00	2,000.00	700	35%
7052.1 Gate Communications & Utilities - Northbridge	2,800.00	2,000.00	800	40%
7053 Gate Maintenance & Repairs	2,090.00	1,000.00	1,090	109%
7059 Gate Reserve - Repair & Replacement	1,451.82	\$ 1,406.49	45	3%
Total 7050 Gate Operations & Maintenance	9,041.82	6,406.49	2,635	41%
Total 7060 Private Roadway Operations & Maintenance	2,000.00	2,000.00	0	100%
Total 7000 O & M - Other Common Areas (ex. Amenities)	\$ 35,871.82	\$ 31,906.49	3,965	12%
7080 O & M - Ladd Landing Blvd	1,500.00	3,150.00	(1,650)	100%
7085 Ladd Landing Blvd Cleanup	0.00	500.00	(500)	-100%
Total 7080 O & M - Ladd Landing Blvd	\$ 1,500.00	\$ 3,650.00	(2,150)	-59%
7100 G&A and Office Expenses	0.00	0.00		
7105 Bookkeeping Services	8,000.00	8,000.00	0	0%
7110 O.O.S. Contract Services	500.00	500.00	0	0%
7111 Lot Sale Transfer Fee Expense	1,000.00	1,000.00	0	0%
7112 Equipment & Software	100.00	100.00	0	0%
7115 Software Services	1,911.00	1,289.00	622	48%
7120 Office Supplies	200.00	200.00	0	0%
7130 Postage & Mailing	375.00	375.00	0	0%
7140 Stationery & Printing	200.00	200.00	0	
7150 Telephone & Long Distance	0.00	1,200.00	(1,200)	-100%
7160 Other Office Expenses	125.00	125.00	0	0%
Total 7100 G&A and Office Expenses	\$ 12,411.00	\$ 12,989.00	(578)	-4%
7170 Outside Services	1,000.00	\$ 1,000.00	0	0%
7260 Taxess Paid	100.00	\$ 100.00		
7450 Repair & Maintenance	200.00	\$ 200.00	0	0%
7500 Supplies & Materials	125.00	125.00	0	0%
7600 Taxes & Licenses	0.00	0.00	0	#DIV/0!
7610 Club House Property Tax - Kingston City	1,224.00	1,224.00	0	0%
7620 Club House Property Tax - Roane Cty	2,250.00	2,250.00	0	0%
7800 Utilities	0.00	0.00	0	
7810 Utilities - Electrical	0.00	0.00	0	#DIV/0!
7820 Utilities - Telephone	0.00	0.00	0	#DIV/0!
Total 7800 Utilities	\$ 0.00	\$ 0.00	0	#DIV/0!
9000 Special Projects - Contingencies	5,500.00	5,500.00	0	0%
Total Expenses	\$ 96,967.00	\$ 97,703.00	(736)	-0.8%
Net Operating Income	-\$ 0.78	-\$ 0.38	plus 0.78	
Net Income	-\$ 0.78	-\$ 0.38		

Ladd Landing Land Owners Association								
2023 Operating Budget - Committee Budgeted Expenses								
						Adopted		
					2022	2023	Diff	
ACTIVITIES & COMMUNICATIONS COMMITTEE								
Hospitality				350		350	0	
Supplies and Postage				0		0	0	
				350		350	0	
CONSTRUCTION & OVERSIGHT COMMITTEE / ARC								
Copies				0		0	0	
Postage				25		25	0	
Pager/Envelopes				0		0	0	
Electronic Copies of Drawings				200		200	0	
Document Storage				25		25	0	
				250		250	0	
GATE COMMITTEE								
Repairs - Bldg, Gate & Electronics				200		200	0	
Summitt Control Monthly Plan		70		0		840	840	
Reprogramming				100		100	0	
Security Monitoring Equip & Install - Northbridge Clos				0		0	0	
Servicing Gate				900		1,150	250	
				1,000		2,090	1,090	
Utilities - Gate High Street Elec				700		700	0	
Utilities - Gate NorthBridge Elec				700		800	100	
Utilities - Oak Terr Cove Elec				0		0	0	
Utilities - Gate High Street Comm				1,300		2,000	700	
Utilities - Gate NorthBridge Comm				1,300		2,000	700	
Utilities - Oak Terr Cove Comm				0		0		
Gate Property Insurance: In "Insurance" Line item				0		0		
				4,000		5,500	1,500	
Gate Equipment - Repair & Replacement Reserve				1,406		1,452	46	
				6,406		9,042	2,636	
GATE EQUIPMENT REPAIR & REPLACEMENT RESERVE								
Start:	2013	<u>Years</u>	<u>Amount</u>	<u>Annual Amt</u>				
Reserve Computation:		15	15,000	1,000				
Budget	Current		Amount	2023				
<u>Year</u>	<u>Balance*</u>	<u>Yrs to Go</u>	<u>to Go</u>	<u>Budget Amt</u>				
2023	6,289	6	8,711	1,452				

AMENITY OPERATION & MAINTENANCE					2022	Adopted 2023	Diff
6100 Club House							
6110.1 Cleaning - Upstairs					900	1,000	100
6110.2 Cleaning - Downstairs					3,000	3,000	0
6110 Cleaning TOTAL					3,900	4,000	100
6120 Repairs & Maintenance EX \$2800 HVAC					1,500	1,500	0
6130 Supplies & Materials					300	300	0
6140 Equipment & Fixtures					0	250	250
6190 Miscellaneous					100	100	0
6200 Pool							0
6205 Pool area Cleaning					250	250	0
6210 Pool Service 16 weeks					3,600	2,600	(1,000)
6220 Repairs & Maintenance					800	800	0
6230 Supplies & Materials					500	2,500	2,000
6240 Equipment & Fixtures					200	200	0
6250 Outside services - Open & Close					1,250	1,250	0
6260 Pool Permit; Misc.					350	350	0
6290 Miscellaneous					0	0	0
6300 Landscaping 16 weeks					1,600	1,600	0
6400 Pest Control					300	300	0
6500 Security					1,600	2,100	500
6600 Telecommunications					2,000	2,000	0
6700 Utilities							0
6710 Club House							0
6714 Electric					3,900	4,600	Chg 700
6715 Gas					600	600	0
6716 Water, Sewer & Trash					600	1,000	400
6726 Water - Pool					450	550	100
6800 Insurance					0	0	0
6900 Management Contract					0	0	0
6950 Inspections; Fees; etc.					0	350	350
6990 Repair or Replacement Reserve					5,348	0	(5,348)
TOTAL AMENITIES COSTS					29,148	27,200	-1,848
Less Insurance Charged Assn Ins. Budget					0	0	
Net Cost Ex Insurance					29,148	27,200	(1,948)
Proposed Amenity Oper					29,148	27,200	(1,948)
CLUB HOUSE & POOL RESERVE FUND BUDGET							
Start:	2013	Years*	Amount	Annual Amt			
Reserve Computation:		10	15,000	1,500			
Budget	Current		Amount	2023			
Year	Balance**	Yrs to Go	to Go	Budget Amt			
2023	15,000.00	1	0	0			
*In 2014 reduced time from 15 to 10 years							
**as of 9/30/22							
** Not including \$2,800 HVAC Replacement - pay from OPER Contingency Fund							

LANDSCAPE & ROADWAY COMMITTEE				2022	Adopted 2023
Common Area Maintenance					
	All Areas				
	Side Streets		8,000		8,000
	Rear Entrance		4,000		4,000
	Northbride Entrance		2,000		2,000
	Lot Frontage Reserve		2,602		2,602
	Sub-total (less reserve adj)		14,000		14,000
Mulching			5,800		6,380
Trimming			2,000		2,250
Weed Control			1,200		1,700
Fertilizer & TruGreen			0		0
Tree Cutting			500		500
Irrigation Sprinkler O&M			0		
Decorative + Misc Plantings, Etc.			0		0
	Sub-total		9,500		10,830
Total			23,500		24,830
				w/Res	27,432
Private Roadway Operations & Maintenance					
	Private Roadway Repair & Maintenance		500		500
	Private Roadway - Salt & Snow Removal		1,500		1,500
			2,000		2,000
O & M - Ladd Landing Blvd					
	Maint. Blvd, Lighting & Roadways		3,150		1,500
	Ladd Landing Blvd Cleanup - M. Dunn		500		0
			3,650		1,500
			2022		Adopted 2023
AMENITY OPERATING REVENUE					
	Club House Use Fee - Reimbursements				0
	Landowner		0		0
	3rd Party/Other		0		0
	Pool Use Fees - Reimbursements				
	Landowner		0		0
	3rd Party/Other		0		0
			0		0

Business Office 2023 Budget – Adopted

Association Business Office Costs Summary				
		2022	2023	Diff
2023 Budget				
Bookkeeping Contract Services		8,000	8,000	0
O.O.S. Contract Services		500	500	0
Lot Transfer Expense		1,000	1,000	0
Total Labor & Services		9,500	9,500	0
		0		
Office	Equipment & Software	100	100	0
	Supplies & Copying	200	200	0
	Stationary & Printing	200	200	0
	Postage	375	375	0
	Telephone - Bus Line	1,200	0	(1,200)
	Software - Quickbooks	1,104	1,426	322
	Software - Adobe Acrobat		300	300
	Web Site	185	185	0
	Other	125	125	0
Sub-total		3,489	2,911	(578)
G & A - other		0	0	
Total G&A		0	0	0
Total G&A and Office Expense		12,989	12,411	(578)

Ladd Landing Land Owners - Private Roadway Capital Reserve Fund - Assessment									
2023	Adopted					Roadway	Average		
Private Roadway		Orig. Total		Amount in	Reserve	Years	Annual		
Total Lineal Footage		Replacement		Reserve	Amt to go	Remaining	Reserve		
		Cost Estimate		Account		Before Repl	Amount	Reserve	
							Amount / Ft		
High Street	6,180	109,050							
Sheerwater	1,810	33,990							
The Battery	3,720	70,590							
Kings Close	800	17,785							
Northbridge Close	2,010	37,195							
Oak Terrace Cove	930	19,870							
	15,450	335,000	2023	\$152,955	182,045	6	30,341	\$1.96	Increase 0.15
		2014 Cost Est.		Est 12/31/19					
				As of 9/30/22					

	Lot No.	Raw Street Frontage	C Lot Type	Non- Cul-de-Sac Lot (/2)	Cul-de-Sac Lot (X2)	*Lot Owner's Roadway Frontage	Lot Owner's %	Annual Roadway Assessment
Sheerwater	1	227.51'		113.76'	0.00'	113.76'	0.70%	\$213.09
Sheerwater	2a	190.71'		95.36'	0.00'	95.36'	0.59%	\$178.63
Sheerwater	2b	210.67'		105.34'	0.00'	105.34'	0.65%	\$197.32
Sheerwater	3	182.99'		91.50'	0.00'	91.50'	0.56%	\$171.40
Sheerwater	4	196.07'		98.04'	0.00'	98.04'	0.61%	\$183.65
Sheerwater	5	168.46'		84.23'	0.00'	84.23'	0.52%	\$157.79
Sheerwater	6	183.97'		91.99'	0.00'	91.99'	0.57%	\$172.31
Sheerwater	7	288.67'		144.34'	0.00'	144.34'	0.89%	\$270.38
Sheerwater	8	132.66'		66.33'	0.00'	66.33'	0.41%	\$124.25
Sheerwater	9	194.66'		97.33'	0.00'	97.33'	0.60%	\$182.33
Sheerwater	10	157.10'		78.55'	0.00'	78.55'	0.48%	\$147.15
Sheerwater	11	124.03'		62.02'	0.00'	62.02'	0.38%	\$116.17
Sheerwater	12	78.23'	C	0.00'	156.46'	156.46'	0.97%	\$293.09
Kings Close	30R	281.64'		140.82'	0.00'	140.82'	0.87%	\$263.79
(merge ") w 30	31							
Kings Close	32	157.59'		78.80'	0.00'	78.80'	0.49%	\$147.60
Kings Close	33	158.34'		79.17'	0.00'	79.17'	0.49%	\$148.31
Kings Close	34	83.86'		41.93'	0.00'	41.93'	0.26%	\$78.55
Kings Close	35	113.16'		56.58'	0.00'	56.58'	0.35%	\$105.99
Kings Close	36R	144.99'	C	0.00'	289.98'	289.98'	1.79%	\$543.21
(merge ") w 36	37							
(merge ") w 37	38							
Kings Close	39R	113.97'	C	0.00'	227.94'	227.94'	1.84%	\$557.56
(merge ") w 39	40	139.40'		69.70'	0.00'	69.70'		
Kings Close	41	204.76'		102.38'	0.00'	102.38'	0.63%	\$191.79
Kings Close	42	198.47'		99.24'	0.00'	99.24'	0.61%	\$185.89
Kings Close	43	182.86'		91.43'	0.00'	91.43'	0.56%	\$171.27
The Battery	44	109.40'		54.70'	0.00'	54.70'	0.34%	\$102.47
The Battery	45	141.55'		70.78'	0.00'	70.78'	0.44%	\$132.58
The Battery	46	134.38'		67.19'	0.00'	67.19'	0.41%	\$125.87
The Battery	47	143.11'		71.56'	0.00'	71.56'	0.44%	\$134.04
The Battery	48	163.99'		82.00'	0.00'	82.00'	0.51%	\$153.60
The Battery	49	161.81'		80.91'	0.00'	80.91'	0.50%	\$151.56
The Battery	50	179.18'		89.59'	0.00'	89.59'	0.55%	\$167.83
The Battery	51	179.98'		89.99'	0.00'	89.99'	0.56%	\$168.58
The Battery	52	180.02'		90.01'	0.00'	90.01'	0.56%	\$168.61
The Battery	53	171.91'		85.96'	0.00'	85.96'	0.53%	\$161.02
The Battery	54	189.39'		94.70'	0.00'	94.70'	0.58%	\$177.39
The Battery	55	167.43'		83.72'	0.00'	83.72'	0.52%	\$156.82
The Battery	56	110.63'		55.32'	0.00'	55.32'	0.34%	\$103.62
The Battery	57	100.57'		50.29'	0.00'	50.29'	0.31%	\$94.20
The Battery	58R	62.76'	C	0.00'	125.52'	125.52'	1.73%	\$525.56
(merge ") w/58	59	310.07'		155.04'	0.00'	155.04'		
High Street	60	195.29'		97.65'	0.00'	97.65'	0.60%	\$182.92
High Street	61	202.33'		101.17'	0.00'	101.17'	0.62%	\$189.51
High Street	62	199.73'		99.87'	0.00'	99.87'	0.62%	\$187.07
High Street	63	199.76'		99.88'	0.00'	99.88'	0.62%	\$187.10
High Street	64	199.75'		99.88'	0.00'	99.88'	0.62%	\$187.09
High Street	65	252.53'		126.27'	0.00'	126.27'	1.17%	\$354.80
(merge ") w/65	66	126.27'		63.14'	0.00'	63.14'		

	Lot No.	Raw Street Frontage	C Lot Type	Non- Cul-de-Sac Lot (/2)	Cul-de-Sac Lot (X2)	*Lot Owner's Roadway Frontage	Lot Owner's %	Annual Roadway Assessment
Northbridge Close	77	200.41'		100.21'	0.00'	100.21'	0.62%	\$187.71
Northbridge Close	78	117.82'		58.91'	0.00'	58.91'	0.36%	\$110.35
Northbridge Close	79	284.22'		142.11'	0.00'	142.11'	0.88%	\$266.21
Northbridge Close	80	255.54'		127.77'	0.00'	127.77'	0.79%	\$239.35
Northbridge Close	81	206.76'		103.38'	0.00'	103.38'	0.64%	\$193.66
Northbridge Close	82	201.99'		101.00'	0.00'	101.00'	0.62%	\$189.19
Northbridge Close	83	199.78'		99.89'	0.00'	99.89'	0.62%	\$187.12
Northbridge Close	84	149.21'		74.61'	0.00'	74.61'	0.46%	\$139.76
Northbridge Close	85	206.80'		103.40'	0.00'	103.40'	0.64%	\$193.70
Northbridge Close	86	53.06'	C	0.00'	106.12'	106.12'	0.66%	\$198.79
Northbridge Close	87	48.73'	C	0.00'	97.46'	97.46'	0.60%	\$182.57
Northbridge Close	88	44.67'	C	0.00'	89.34'	89.34'	0.55%	\$167.36
Northbridge Close	89	115.32'	C	0.00'	230.64'	230.64'	1.42%	\$432.05
Northbridge Close	90	430.64'		215.32'	0.00'	215.32'	1.33%	\$403.35
Northbridge Close	91	294.75'		147.38'	0.00'	147.38'	0.91%	\$276.07
Northbridge Close	92	294.75'		147.38'	0.00'	147.38'	0.91%	\$276.07
Northbridge Close	93	225.94'		112.97'	0.00'	112.97'	0.70%	\$211.62
Northbridge Close	94	85.43'		42.72'	0.00'	42.72'	0.26%	\$80.02
Northbridge Close	95	278.44'		139.22'	0.00'	139.22'	0.86%	\$260.80
Ladd Landing Blvd	97	0.00'		0.00'	0.00'	0.00'	0.00%	\$0.00
Oak Terrace Cove	103	350.93'		175.47'	0.00'	175.47'	1.08%	\$328.69
Oak Terrace Cove	104	191.38'		95.69'	0.00'	95.69'	0.59%	\$179.25
Oak Terrace Cove	105	266.17'		133.09'	0.00'	133.09'	0.82%	\$249.30
Oak Terrace Cove	106	75.33'	C	0.00'	150.66'	150.66'	0.93%	\$282.23
Oak Terrace Cove	107	54.13'	C	0.00'	108.26'	108.26'	0.67%	\$202.80
Oak Terrace Cove	108	61.78'	C	0.00'	123.56'	123.56'	0.76%	\$231.46
Oak Terrace Cove	109	269.64'		134.82'	0.00'	134.82'	0.83%	\$252.55
Oak Terrace Cove	110	272.81'		136.41'	0.00'	136.41'	0.84%	\$255.52
Oak Terrace Cove	111	238.25'		119.13'	0.00'	119.13'	0.74%	\$223.15
The Battery	160	280.38'		140.19'	0.00'	140.19'	0.87%	\$262.61
The Battery	161	249.66'		124.83'	0.00'	124.83'	0.77%	\$233.84
The Battery	162	244.46'		122.23'	0.00'	122.23'	0.75%	\$228.97
The Battery	163	380.39'		190.20'	0.00'	190.20'	1.17%	\$356.29
The Battery	164	344.16'		172.08'	0.00'	172.08'	1.06%	\$322.35
High Street	165	156.20'		78.10'	0.00'	78.10'	0.48%	\$146.30
High Street	166	60.02'		30.01'	0.00'	30.01'	0.19%	\$56.22
High Street	167	52.61'		26.31'	0.00'	26.31'	0.16%	\$49.28
High Street	168	268.28'		134.14'	0.00'	134.14'	0.83%	\$251.28
High Street	171	166.08'		83.04'	0.00'	83.04'	0.51%	\$155.56
High Street	172	212.95'		106.48'	0.00'	106.48'	0.66%	\$199.46
High Street	180	61.89'		30.95'	0.00'	30.95'	0.19%	\$57.97
High Street	181	151.20'		75.60'	0.00'	75.60'	0.47%	\$141.62
High Street	182	97.13'		48.57'	0.00'	48.57'	0.30%	\$90.98
Total Platted Lots (H.O. & Dev.)						9377.81'	57.90%	\$17,567.18
Annual Reserve Amount								\$30,340.82
Shortfall for Non-platted Roadway Frontage								(\$12,773.64)