

**Assessment components - FLCA and sub-associations 03-11.xls**

**Forest Lakes Community Association**

Category	*Sub-Associations							
	Forest Lakes Single Family Homes	*Ashland	*Ravenscroft/ *Ravenswood	*Willow Bend	*Springridge	*Arbor Lakes	*Gateway	*Worth Crossing
common area utilities, janitorial, security, trash	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA
common area landscaping - mowing / leaves / mulch / seeding / spraying	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA
common area maintenance / paving / snowplowing	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA
common area landscaping repairs / replants	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA
lake infrastructure	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA
Pavilion / building maintenance	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA
recreation - annual / variable operating costs	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA
common area reserves - capital improvement / maintenance	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA
general administrative - insurance, directory, newsletter, audit, etc.	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA
administration/management - support for all FLCA activities above	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA	FLCA
yard landscaping - mowing / leaves / mulch / seeding / spraying	OWNER	TH	TH	TH	TH	TH	TH	TH
yard landscaping repairs / replants	OWNER	TH	TH	TH	TH	TH	TH	TH
home - reserves for capital improvements/maintenance	OWNER	TH	OWNER	OWNER	TH(1)	TH	TH	OWNER
trash	OWNER	OWNER	OWNER	OWNER	OWNER	TH	TH	OWNER
home - exterior building repairs	OWNER	TH	OWNER	OWNER	TH(1)	TH	TH	OWNER
<i>townhome</i> common area mowing / leaves / mulch / seeding / spraying	N/A	TH	TH	TH	TH	TH	TH	TH
private road maintenance / paving / snowplowing	N/A	TH	N/A	N/A	TH(2)	TH	TH	TH
<i>townhome</i> common area reserves - capital improvement/maintenance	N/A	TH	TH	TH	TH	TH	TH	TH
Gateway Lake infrastructure / maintenance	N/A	N/A	N/A	N/A	N/A	N/A	TH(3)	N/A
administration/management - support for townhouse / duplex activities	N/A	TH	TH	TH	TH	TH	TH	TH
<b>FLCA = Forest Lakes Community Association assessment (2011: \$780/year)</b>								
<b>TH = townhouse sub-association assessments (\$ vary)</b>								
<b>N/A = not applicable</b>								
Assessment basis = per unit/household - no differences based on home value, income, family size or extent of personal use of amenities	YES	YES	YES	YES	YES	YES	YES	YES
Homeowners association - Board of Directors elected, sets budget/assessment and administers association affairs	YES	YES	YES	YES	YES	YES	YES	YES
<b>Contracted management company</b>	Community Group	Real Property	Real Property	Real Property	Real Property	Real Property	Community Group/Paul	Real Property

Forest Lakes common area includes wooded areas, walking trails, community and neighborhood entrances, recreation facilities, buildings and parking lots, lakes, etc.

Springridge has estate homes, village homes and townhomes. **(1):** home exterior/reserves = townhouses only; **(2):** private road maintenance/plowing = alleys only

**Note (3):** The Gateway pond is privately owned by Gateway and is maintained by Gateway and contributing FLCA commercial properties.

"OWNER" - trash is curbside pick-up. Allied is current provider, negotiated by FLCA

"TH" - trash includes pick up behind units (backdoor service). Various providers, negotiated/managed by Real Property, Inc. Gateway Village managed by Community Group, Paul Carrier

The purpose of this spreadsheet is to help inform owners of various units in Forest Lakes about different assessments and what they cover.

It has been reviewed by Real Property and is believed to be accurate, but check your ownership papers if you believe there is a discrepancy.