

**PROPOSED**  
**FOUNTAIN GREENS HOMEOWNERS ASSOCIATION, INC.,**  
**POLICY NUMBER 9**

**PRINCIPLES AND METHODS FOR ALLOCATING THE COSTS OF REPLACING  
AND MAINTAINING THE ASSOCIATION’S PROPERTIES, OF PREPARING AND  
UTILIZING RESERVE STUDIES, AND OF PRESCRIBING THE SOURCE OF  
FUNDING FOR WORK RECOMMENDED BY RESERVE STUDIES**

**SUBJECT:** This Policy prescribes the principles and methods for allocating the costs of operating, improving, and maintaining the properties owned by the Fountain Greens Homeowners Association, Inc. (the “Association”), including how these ownership and operation costs will be apportioned and assessed against Members of the Association. It prescribes the procedures by which the expenses of repairing, replacing, and maintaining the real estate, landscaping, paths, structures, and other improvements will be allocated among the Members in order to be consistent with the Covenants of the Association. It also prescribes the procedures to be used when arranging for Reserve Studies and the sources of funding for the work recommended by Reserves Studies. It applies to all properties owned by the Association within the Fountain Greens Subdivision (the “Subdivision”).

**PURPOSE:** To adopt definite and consistent procedures for allocating the costs of managing, maintaining, and improving the various properties owned by the Association as well as the general operating expenses of the Association.

**INTENT:** This Policy is intended by the Board to comply with the requirements of Section 38-33.3-209.5 (1)(b) of the Colorado Revised Statutes, which is titled “*Responsible governance policies - due process for imposition of fines -procedure for collection of delinquent accounts – definition*”, and which provides:

“(1) To promote responsible governance, Associations shall:

. . .

(b) Adopt policies, procedures, and rules and regulations concerning:

. . .

(IX) When the Association has a reserve study prepared for the portions of the community maintained, repaired, replaced, and

improved by the Association; whether there is a funding plan for any work recommended by the reserve study and, if so, the projected sources of funding for the work; and whether the reserve study is based on a physical analysis and financial analysis. For the purposes of this subparagraph (IX), an internally conducted reserve study shall be sufficient.”

**AUTHORITY:** The laws of the State of Colorado, the Covenants referred to in Paragraph A of Article I, below, as well as the Articles of Incorporation and Bylaws of the Association (as they have been or may be amended occasionally hereafter), and the Policies of the Association as previously or hereafter adopted by the Board of Directors of the Association.

**EFFECTIVE DATE:** March 1, 2022 (unless that date shall be earlier than the day which is thirty (30) days after the day this Policy was first published in final form on the Association’s Website as an approved Policy with the required Policy Notice, in which event it shall be effective on said 30<sup>th</sup> day).

**RESOLUTION:** The Board of Directors (the “Board”) of Fountain Greens Homeowners Association, Inc., hereby adopts the following Policy:

## **ARTICLE I**

### **Rules for Interpretation of Policy**

This Policy Number 9 (“this Policy”) has been adopted by the Board to comply with the requirements of Section 38-33.3-209.5 (1)(b)(IX) of the Colorado Revised Statutes, to protect the value of real estate in the Subdivision, and to help promote harmony among the owners of that real estate (the “Owners”). The Board intends that this Policy be interpreted in a manner consistent with the documents, laws, and principles referred to below, to wit:

A. **Governing Documents:** This Policy is subject (and subordinate) to (as pertinent) the “Governing Documents” listed and described in Exhibit B to this Policy (attached).

B. **Allocations Required by Master Covenants:** Allocations of the costs and expenses of maintaining the Association must be consistent with the relevant principles set forth in the Master Covenants. A copy of said principles are attached to this Policy as Exhibit A. This Policy is intended to be consistent with these principles.

C. **Definitions:** In this Policy, and in addition to the defined terms specified above or in Exhibit B, the following terms have the following meanings:

1. ARC: An Architectural Review Committee as defined and with the membership of that committee determined as described in Policy Number 12.
2. Block Specific Covenants: Collectively, the Block 3 Covenants, the Blocks 4 & 8 Covenants, and the Blocks 5, 6 & 7 Covenants, as said terms are defined in Exhibit B.
3. Block Specific Expenses (“BSE”): Those expenses incurred by the Association which primarily accrue to the benefit of a specific Block or Blocks.
4. Block Specific Expense Areas (or BSE Areas): All portions of the Subdivision owned by the Association which are not located in a General Expense Area, i.e., all those portions of Blocks 3, 4, 5, 6, 7, 8 and 9 which were previously conveyed to the Association, to wit: Outlots G, J, K, L, M, N, O, P, Q, R, S, T and U as shown on the plat of the Subdivision.
5. Board: The Board of Directors of Fountain Greens Homeowners Association, Inc.
6. Budget: An Annual Budget for a Fiscal Year of the Association which complies with the requirements of Article IV of this Policy.
7. Covenants: Collectively, the Master Association Covenants, the Block Specific Covenants, and the Sub-Association Covenants.
8. Expenses: Expenditures made for the benefit of some or all of the Members of the Association and which have been duly approved by the Board at a regular, special, or informal meeting of the Board, and which are categorized as either General Expenses or Block Specific Expenses, or which, in certain specific circumstances, are not capable of precise allocation as GE or BSE type expenses and therefore must be allocated between GE or BSE by a specific resolution of the Board in each instance.
9. Fiscal Year: The Fiscal Year of the Association, i.e., from March 1 of each calendar year until the following February 28 or 29, or such other fiscal period as the Board may establish from time-to-time hereafter.
10. General Expenses (“GE”): Those expenses incurred by the Association which either: (i) accrue generally and for the approximately equal and ratable benefit of all Members (such as tax return preparation fees, management fees not attributable to a BSE Area, insurance premiums, and similar expenses); or (ii) are attributable to the upkeep, maintenance, repair, operation, or improvement of General Expense Areas.
11. General Expense Areas (or GE Areas): Outlots A, B, C, D, E, F, H, and

Block 11 as depicted on the various plats of the Subdivision.

12. Manager: The management firm engaged by the Board to manage the Association and the Association's property and finances, and to assist the Members and the Association in complying with the Covenants, the Policies, and the laws of the State of Colorado.

13. Owner or Member: Any person who owns a residential dwelling in the Subdivision and who is a Member of the Association. The term "Owner" and "Member" shall interchangeably apply to all persons who own a sole, joint, or partial interest in any residence in the Association, and otherwise shall have the same meanings as specified in the Covenants.

14. Pertinent ARC: The ARC described in a Block Specific Covenant which has architectural and landscaping jurisdiction over the BSE Area in which a repair, replacement, or improvement will be made which will be paid for by an expenditure from a Reserve Account.

15. Policy or Policies: Each of the separate (and effective) Policies of the Association duly adopted or which may hereafter be adopted by the Association's Board after complying with Policy Number 7.

16. Reserve Study: An evaluation conducted by the Board or performed by a company specializing in this function following an on-site investigation which identifies required repairs and improvements reasonably necessary for the Association to undertake in the future, together with a reasonable cost estimate for those repairs and improvements. Such evaluation must comply with the requirements of Article IV of this Policy.

17. Reserve Accounts: The separate Reserve Accounts which are: (i) owned and maintained by the Association; (ii) comply with the requirements of Policy Number 6 (i.e., which are segregated from the Association's operating accounts on the accounting records of the Association); (iii) the expenditures from which are required to comply with the requirements of this Policy Number 9; and (iv) were created to fund an anticipated need in either a General Expense Area or a Block Specific Area.

18. Reserve Assessments: The periodic payments due from each Member based upon the currently applicable Reserve Study in amounts the Board determines will be reasonably sufficient to pay for repairs and replacements of a long-term nature (i.e., capital improvements such as street, gutter, sidewalk, or irrigation systems) in BSE Areas or GE Areas when needed in the future and in amounts necessary to eliminate the need for special assessments.

19. Sub-Associations and Sub-Association Covenants: Any of the six entities subject to the separate covenants and agreements described in subparagraph 6 of Exhibit B.

C. Incorporation of Policies Numbers 1 through 12 and Exhibits by Reference: Policies adopted by the Board and not revoked before the Effective Date of this Policy or which may hereafter be adopted, and all said Policies which are hereafter amended or restated and which have not been revoked, are incorporated in this Policy by reference. Exhibits A, B, C, D, and E as attached hereto are incorporated in this Policy by reference.

D. Revocation of Previous Policies: This Policy Number 9 supersedes and replaces the previous policy titled “Expense Allocation Methodology” adopted March 8, 2017, as well as the previous policy titled “Policy for Use and Distribution of Block Reserve Funds” dated April 19, 2006. Both of these previous policies are hereby revoked as of the Effective Date of this Policy.

## ARTICLE II

### Overview

The procedures in this Policy are intended by the Association to establish the manner by which various expenses will be paid and Reserve Accounts required by the Master Covenants will be created in accordance with those requirements. The principles set forth in the Master Covenants (the pertinent provisions of which are quoted in Exhibit A to this Policy) establish that there are two types of expenditures which, except in unusual and rare circumstances, can be categorized as either General Expenses (“GE”) or Block Specific Expenses (“BSE”). Basically the Master Covenants require that expenses for the maintenance and upkeep of Outlots A, B, C, D, E, F, H and Block 11 (the “General Expense Areas”) be treated as General Expenses. All expenses attributable to Outlots other than Outlots A, B, C, D, E, F, H, and Block 11 (i.e., the “BSE areas”) are required to be treated as Block Specific Expenses, and the Members who reside in the Blocks which primarily benefit from BSE’s must pay those costs. This Policy describes the efforts which the Board must undertake in order to make these allocations as accurately as reasonably possible.

## ARTICLE III

### Water Metering, Vendor Billings and Prorations

In order to allocate Expenses between GE and BSE as accurately as reasonably possible, the following procedures and practices shall be employed:

A. Separate Water and Electric Meters: As of the date of the adoption of this Policy, the existing water and electric lines and meters do not permit the separate metering of the consumption of these utilities within Block 3 and various other areas of the Subdivision. Accordingly, water and electricity costs shall be prorated as specified in Exhibits E and F hereto. However, and as permitted by the 4<sup>th</sup> paragraph of Article V, Section 3, paragraph 3.2, of the First Amendment to the Master Covenants, at a later date when it is economically and practically feasible, the Board may install and maintain separate water and electric meters and sub-meters at various locations in the Subdivision so that an accurate determination of the actual consumption of water and electricity by the Association and the costs thereof can be assigned to the categories of GE and BSE for each appropriate billing and assessment period. The Board may make such installations after appropriate recommendations concerning the design and location of these

meters have been received from appropriate experts. The cost of installing and maintaining said separate meters shall be a General Expense for those meters located on General Expense Areas. The costs of installing and maintaining meters on BSE Areas shall be a BSE Expense separately allocated to the pertinent Blocks.

B. Prorations of Water and Electric Costs: Where separate electric and water meters are not economically or practically feasible, or where the installation of separate meters would not produce accurate cost information concerning which BSE Area consumed what quantity of water or electricity (e.g., because of the loop design of existing water lines), the Board may allocate consumption costs based on the established Cost Allocation Formulas and Principles set forth in Exhibit F to this Policy. Water consumption costs related to the Association's irrigation systems which are not separately metered shall be allocated to a BSE Area based on the ratio of the square footage of irrigated land in that BSE Area as compared to the total square footage of all irrigated land served by water consumed within the area served by a particular water meter. In this regard the square footage computations and ratios to be used in accomplishing these prorations are set forth in Exhibit F to this Policy.

C. Itemized Invoices from Contractors and Vendors: The Board shall require each contractor or vendor who provides goods or services to a particular BSE Area to prepare a detailed invoice reflecting the actual labor performed or goods furnished by reference to that BSE Area. If generalized services are provided by a contractor or vendor to multiple Blocks, Outlots, or geographical locations such that allocating costs for those services would be impractical or result in additional material costs to the Association, the Board, in its discretion, may waive this requirement. Vendors or contractors who are performing services or furnishing goods which are clearly General Expenses (e.g., casualty or liability insurance premium billings, audit fees, and similar expenses) need not provide Block specific invoices.

D. Multiple Block Benefit Allocations: The Board, in its reasonable discretion, may determine that more than one Block benefits from a particular expense, in which event the Board, by a duly adopted resolution, may allocate the cost of that benefit between or among two or more benefitting Blocks in such proportions or amounts as the Board determines is appropriate under the circumstances, subject, however, to the provisions of paragraph E of this Article.

E. Determination of Primary Benefit of Block Specific Expenses: The general principle which will be followed in most circumstances involving the proper allocation of a Block Specific Expense is that the situs of the service or good furnished shall determine which Block's Members are primarily benefitted and thus to whom the BSE will be assessed for payment. The Board shall have the discretion to deviate from this general principle for what the Board believes is good cause, but such deviation shall not be made for arbitrary reasons or in violation of the principles established by the Master Covenants. Expenditures for repairs, maintenance, or the improvement of any BSE Area shall be presumed to primarily benefit the Members whose residences are part of the Block in which the benefit is located. Exhibit E (attached) details the allocations and prorations which will be made for the expense types listed thereon. However, the

expenses listed on Exhibit E are not exhaustive, and if a particular expense is not listed on Exhibit E, it shall be allocated in accordance with the provisions of this Policy, and may be prorated based on the Cost Allocation Formulas set forth in Exhibit F.

F. Allocation of Manager's Expenses: The Association's Manager's base monthly charge (which shall be in consideration of the Manager's preparation of budgets, providing accounting information, preparing bank reconciliations, paying invoices, attending Board meetings, maintaining the Association's website, maintaining the Association's books and records, preparing meeting minutes, and similar management functions) shall be allocated in the manner specified in Exhibit E to this Policy. The Association's Manager shall make a reasonable and good faith attempt each month to allocate the Manager's fee for services rendered above and beyond the Manager's base monthly charge to the Blocks to which that service relates. Furthermore:

1. Fees attributable to the Manager's collection of assessments (dues) which are delinquent assessments shall be considered an expense of the delinquent Member and shall be charged to and assessed against the delinquent Member. Fees attributable to the Manager's collection of delinquent assessments from a Sub-Association shall be considered a BSE and charged to the Sub-Association which is delinquent.
2. Fees attributable to the Manager's supervising or overseeing work performed by a vendor or contractor shall be a BSE charged to the Block in which the service was performed if in a BSE Area. Fees attributable to the Manager's supervising or overseeing work performed by a vendor or contractor in a GE Area shall be allocated as specified in Exhibit E.
3. Fees attributable to the Manager's involvement in architectural matters (e.g., assisting an Architectural Review Committee) shall be a BSE allocated to the Block in which the architectural structure or issue is located.
4. Any extra services rendered by the Manager with respect to a General Expense Area shall be a GE allocated as specified in Exhibit E.
5. Any services rendered by the Manager with respect to furnishing information concerning the sale or purchase of a residence shall be paid by the selling homeowner or assessed against the purchasing homeowner if not paid by the selling homeowner.
6. Any extra services in excess of the Manager's Base Fee and which are related to shall be allocated as specified in Exhibit E.

## **ARTICLE IV**

### **Budgets and Reserve Studies**

The Association's Annual Budgets and Reserve Studies shall be prepared and approved in a manner which is consistent with the following principles:

A. Annual Budgets: The Association's Budget for each fiscal year shall be prepared and approved by the Board in a timely manner so as to comply with the Master Association Covenants. Article V of the Master Association Covenants (as amended by the First Amendment thereto) specifies that the Association is required to establish the annual assessment amount more than 30 days prior to the commencement of a new fiscal year (unless and until changed, March 1

in each year), and to give notice to all homeowners as to the amount of same. That annual assessment then becomes due and payable on or before the first day of the Fiscal Year in each calendar year and is delinquent if not paid in full by that first day or as otherwise allowed to be paid in installments as specified in Policy # 1. Annual assessments for Members shall be consistent with and be based upon the annual budget for that coming fiscal year. Annual Budgets shall be prepared in sufficient time to post the approved Annual Budget for the coming fiscal year on the Association's website [<https://www.fountaingreenshoa.com/budgets-and-insurance>] prior to the earlier of: (i) the Association's Annual Meeting for the calendar year; or (ii) the 31<sup>st</sup> day immediately prior to the commencement of the coming Fiscal Year. Each such Budget shall comply with the following requirements:

1. Anticipated Operating Expenses: The Board shall endeavor to create a Budget in advance of each new Fiscal Year which reasonably anticipates the income and expenses of the Association attributable to normal, customary, and necessary operating expenses and dues receipts. Typical categories of operating expenses are listed on Exhibit C attached hereto.

2. Anticipated Reserve Account Additions and Withdrawals: The Board shall endeavor to create a Budget in advance of each new Fiscal Year which reasonably anticipates the withdrawals from the various Reserve Accounts which have been created to fund recurring expenses that are not covered by the Association's Operating Expense Budget. The Budget also shall anticipate necessary annual additions to Reserve Accounts in order to assure the availability of necessary funds in the future to pay these recurring (but not annual) expenses. A list of the Reserve Accounts which exist as of the Effective Date of this Policy is attached hereto as Exhibit D.

B. Reserve Studies: The Board shall review the Association's Reserve Accounts no less frequently than annually. At least one review thereof shall be coincident with the preparation of the Association's Budget for the coming Fiscal Year. The Board shall make and modify the assumptions implicit in each Reserve Study based on the economic circumstances of the Association for the past and current Fiscal Years so as to make necessary modifications to the amounts and rates of increase of all Reserve Accounts. Furthermore:

1. Independent Reserve Studies: No less frequently than once every five years, the Board shall engage an independent financial analysis firm experienced in preparing Reserve Studies for homeowners' Associations to review the Association's past financial performance, to advise as to the repairs, replacements, and maintenance projected to be necessary for the proper functioning of the Association for the reasonably foreseeable future, and to prepare a revised and current Reserve Study appropriate for the Association's budget-preparation purposes. Said independent Reserve Study shall be based upon both a physical analysis and a financial analysis of the Association's properties and financial statements, and should include estimated costs for deferred maintenance items, e.g., periodic concrete or asphalt replacement, signage replacement, fencing, path repair, pond and drainage area repairs, irrigation systems, preventative maintenance, and the like.

2. Publication of Independent Reserve Studies on Website: Upon receipt of said revised Reserve Study, the Board shall publish a copy thereof on the Association's website [<https://www.fountaingreenshoa.com/budgets-and-insurance>] and shall utilize same in the preparation of future Budgets.

3. Funding Plans: Upon receipt of an independent Reserve Study:

- a. The Board shall determine a funding plan sufficient to defray the cost of any work recommended by said Study;
- b. The Board shall determine the source of funding for said costs;
- c. If the Board disagrees with a particular recommendation for needed work made by an independent Reserve Study, the reasons for such disagreement shall be recited in the minutes of the pertinent Board Meeting at which such disagreement was discussed;
- d. The costs of anticipated work needed as recommended in an independent Reserve Study and which is approved by the Board shall be reflected in the Annual Budgets prepared by the Board thereafter until said work is completed and the costs thereof paid;
- e. The funding plan adopted by the Board for Reserve Assessments need not require that the Reserve Accounts be funded to equal to 100% of the anticipated costs suggested by the currently effective Reserve Study, but should reasonably anticipate funding the pertinent accounts in amounts sufficient such that each projected long-term cost can be paid in full from the appropriate Reserve Accounts plus funds from currently due assessments when required and without the need for the Association to borrow funds for that purpose.

## **ARTICLE V**

### **Expenditures from Reserve Accounts Created for BSE Areas**

Separate Reserve Accounts created for any portion of any Block Specific Expense Area shall comply with the requirements of this Article.

A. Separate Board Resolutions Required: Before any expenditure is made from a Reserve Account which was created in anticipation of incurring an expense for any substantial repair, maintenance, or improvement located in a BSE Area, a specific resolution of the Board at a regular or special meeting of the Board must be adopted approving such expenditure.

B. Prior Notice to and Solicitation of Input from Pertinent ARC's Required: Before adopting a resolution approving an expenditure from a Reserve Account established for a BSE Area, the Board shall solicit and consider the advice of the Pertinent ARC for that area as follows:

1. No less than thirty (30) days prior to entering into any contract for the

performance of services or for repairs or improvements upon any BSE Area which will be paid for in whole or in part from funds withdrawn from a Reserve Account created for that BSE Area, the Board shall notify the chair of the Pertinent ARC, in writing (which may be an e-mail) of: (i) said proposed contract; (ii) the general nature and extent of the goods and/or services to be furnished or performed; (iii) the approximate cost thereof; (iv) the Reserve Account from which funds will be withdrawn; (v) the amount of funds in that Reserve Account on the date of such notice; (vi) that the advice and input from the Pertinent ARC is being sought by the Board from the Pertinent ARC in order to assure that appropriate notice to the BSE Area has been given so that information possibly not in the possession of the Board might be communicated to the Board before the Board commits to purchasing the goods or services involved; (vii) that the chair of the Pertinent ARC should immediately inform the members of the Pertinent ARC of the foregoing, seek their advice, and communicate to the Board any relevant information; and (viii) the chair of the Pertinent ARC should immediately acknowledge receipt of said notice.

2. Although the Board shall not be obligated to follow any advice given to it by the Pertinent ARC prior to entering to any such contract for goods or services, it shall give appropriate weight and deference to the opinions communicated to it by the Pertinent ARC.

3. If no response is made to the Board from the Pertinent ARC within the 30-day period after the date of the above notice to the Pertinent ARC, the Board may proceed to enter into the subject contract and pay the cost thereof, in whole or in part, from the pertinent Reserve Account. However, if, during said 30-day period, a response is received from the Pertinent ARC to the effect that one or more reasonable objections exist to the proposed contract or expenditure, then the Board shall schedule such meetings as may be reasonably necessary to address and reasonably respond to the concerns or objections of the Members residing in the pertinent BSE Area.

## ARTICLE VI

### Investment of Reserve Accounts

All Reserve Accounts created by the Board at any time prior or subsequent to the Effective Date of this Policy and which contain any funds shall be maintained in financial institutions and the funds in each said account shall be invested in the manner required by Policy #6 (“Investment of Reserve Funds”).

## ARTICLE VII

### Amendment

This Policy may be amended from time to time by the Board, but only in accordance with the provisions of Policy Number 7.

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PRESIDENT’S CERTIFICATION: The undersigned, Jennie Kopf, being the President of Fountain Greens Homeowners Association Inc., certifies that the foregoing Policy was approved and adopted by the Board of ARC of the Association, at a duly called and held meeting of the Board of the Association on \_\_\_\_\_ and in witness thereof, the undersigned has subscribed her name.

Fountain Greens Homeowners Association, Inc., a Colorado nonprofit corporation

By: \_\_\_\_\_ Its: President

## EXHIBIT A

### **PROVISIONS OF MASTER COVENANTS APPLICABLE TO ALLOCATIONS OF COSTS AND ASSESSMENTS**

The following relevant provisions are extracts from the “FIRST AMNDEMENT TO DECLARATION OF HOMEOWNERS ASSOCIATION COVENANTS AND RESTRICTIONS FOR FOUNTAIN GREENS, A SUBDIVISION LOCATED IN BOULDER COUNTY, COLORADO” as recorded on November 9, 1977, on Film Number 984, Reception No. 250929 of the records of the Clerk and Recorder of Boulder County, Colorado, and available for viewing on the Association’s website ([https://b087e420-c47e-4fcb-b7bd-c6ca606c0873.filesusr.com/ugd/80cccd\\_f7e5063853944760a5630c7b26980341.pdf](https://b087e420-c47e-4fcb-b7bd-c6ca606c0873.filesusr.com/ugd/80cccd_f7e5063853944760a5630c7b26980341.pdf)), to wit:

1. Article I, Section 1, paragraph (c): “Common Properties” shall mean and refer to those areas of land shown on the recorded subdivision plat of The Properties designated as Outlots A, B, C, D, E, F and H, and Block 11, as shown on the recorded plat of Fountain Greens Subdivision, Boulder County, Colorado . . .”
2. Article I, Section 1, paragraph (i): “Block” is a parcel of land designated as such on the recorded plat of Fountain Greens.”
3. Article IV, Section 2: “. . . The Association agrees to accept the Common Properties as conveyed and to operate, maintain and repair any structures, landscaping, paths, ornamental items and related facilities and amenities thereon, using its power of assessment granted herein to raise funds with which to do so.”
4. Article V, Section 1: “The Declarant for each Living Unit within The Properties hereby covenants and each Owner of any Living Unit, by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay to the Association: (1) annual assessments or charges; (2) special assessments for capital improvements, such assessments to be fixed, established, and collected from time to time as hereinafter provided . . .”
5. Article V, Section 2: The assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety, and welfare of the residents in The Properties and in particular for the improvement and maintenance of properties, services, and facilities devoted to this purpose and related to the use and enjoyment of the Common Properties . . .[and the] creation of reasonable reserves for working capital or anticipated replacement or repair of property or other major expenditures. . .

Expenditures for landscaping may be made with The Properties on land other than the Common Properties and street borders, islands, or median strips, which other land is in this paragraph referred to as “private property.” In allocating expenditures for landscaping among the various private properties located with The Properties, the Board of Directors of the Association shall be governed by the following principles:

- i. . . .
- ii. (2) Landscaping expenditures shall be allocated to the various geographical areas of private properties in reasonable proportion to the assessments paid from the various geographical areas. . . .”

*[Underlines beneath certain text added for emphasis.]*

6. Article V, Section 3, paragraph 3.2:

- i. “Annual assessments and special assessments shall each be defined as either a) common assessments or b) separate assessments. Common assessments shall be allocated in equal amounts to all the Living Units subject to assessment at the time the assessment is made. (That is, each Living Unit shall be assessed the same dollar amount regardless of the location or nature of the Living Unit). Separate assessments shall be allocated in greater amounts to certain Living Units than to other Living Units, or exclusively to certain Living Units, in the manner hereafter provided.
- ii. Common assessments shall be levied and utilized to cover all expenditures and disbursements of the Association other than expenditures and disbursements separately charged (“separate charges”). Common assessments shall be levied to cover the following items in particular, (but the following items shall not constitute a limit on the purpose for which common assessments may be levied): all expenditures related to any of the following: construction or maintenance of drainage facilities, landscaping or any other improvements or operations located or conducted on Outlots A, B, C, D, E, F, H or Block 11; or services or facilities made available to all Members without discrimination among Members; or payments made on behalf of all Members, such as payments for fire or police protection; or the operation of the Association, such as payments for salaries, rent, utilities, telephone, legal and accounting fees, insurance, taxes and the like.
- iii. The following expenditures and disbursements shall be separately charged (and shall be known as “separate charges”): costs of installing or maintaining landscaping on private property; costs of installing or

maintaining landscaping, drainage facilities or other improvements on Common Properties other than Outlots A, B, C, D, E, F, H or Block 11 and medians, islands and bordering strips or “parkings” in or along public streets; construction, reconstruction, maintenance and repair of private streets, roads, parking areas, curbs, gutters, and sidewalks; and construction and repair of utilities (such as water, sewer, gas, electricity, telephone and the like) located in private streets or common areas other than Outlots A, B, C, D, E, F, H or Block 11.

- iv. Expenses for watering of landscaping (i.e., water bills) and for electricity or other energy source for streetlights shall be covered by common assessments, unless the Board of Directors in its discretion determines to install separate water or electric or other meters for different areas; in which event such expenses shall become separate charges allocated to the areas being served through each meter.
- v. Expenditures for separate charges shall be assessed against all those Living Units located within the Block within which the particular construction, maintenance or repair was performed. Such assessments shall be allocated in equal amounts to all the Living Units in the particular Block; provided, however, than in the case of expenditures for landscaping of private property the Board of Directors shall assess the particular expenditures against the Living Units primarily benefitted, if the Living Units primarily benefitted can be determined with reasonable certainty.
- vi. Certain expenditures which are classified above as separate charges may be of such an amount and so difficult to separately account for or allocate that the cost of allocation as separate charges outweighs the benefit of such allocation; and if the Board of Directors determines that such a situation exists as to any expenditure, that expenditure may be covered by a common assessment.
- vii. The Board of Directors shall cause a separate accounting to be made for common assessments and separate assessments, and of the expenditures allocated to and paid by each type of assessment.”
- viii. [*Underlines beneath certain text added for emphasis.*]

7. Article V, Section 4: “In addition to the annual assessments authorized by Section 3 hereof, the Association may levy a special assessment, applicable to such years as are described in the resolution authorizing the assessment, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, repair or replacement of a described capital improvement upon the Common Properties, including the necessary fixtures and personal property related thereto, provided that a resolution establishing any such assessment shall have the written assent of seventy-five percent (75%) of the votes

of each class of Members.” [Note: §38-33.3-217 C.R.S. (CCIOA) reduces this required percentage to sixty-seven percent (67%) and mandates that any larger percentage required is void as against public policy. Accordingly, this section (and any other section in the Covenants) which requires a higher percentage vote in favor of a particular action required to be approved by the Members should be read and interpreted as requiring the affirmative vote of at least 67% of the members, i.e., 67% of 465 equals 312, and therefore the affirmative vote of at least 312 Members.]

## EXHIBIT B

### GOVERNING DOCUMENTS

1. Colorado Statutes: The Colorado Common Interest Ownership Act (“CCIOA”) (C.R.S. Title 38, Article 33.3), the Colorado Revised Uniform Arbitration Act (“CRUAA”) (C.R.S. §§ 13-22-201 to 13-22-230), and the common and statutory laws of the State of Colorado that apply to the Association.

2. Master Association Covenants (“Master Covenants”): The “Declaration of Homeowners Association Covenants and Restrictions for Fountain Greens, a Subdivision in Boulder County, Colorado,” dated June 12, 1975, and recorded on Film Number 893, reception number 144190, in the office of the Clerk and Recorder of Boulder County, Colorado, as amended by the “First Amendment” thereto recorded November 9, 1977, on Film Number 984, reception number 250929 in records of the office of the Clerk and Recorder of Boulder County, Colorado (the “HOA Covenants”);

3. Block 3 Covenants: The “DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS” recorded November 29, 1977, on Film Number 0986, reception number 253558 in the records of the office of the Clerk and Recorder of Boulder County, Colorado, but only as it applies to Owners of Lots in Block 3 (the “Block 3 Covenants”);

4. Block 4 & 8 Covenants: The “DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS” recorded July 26, 1978, on Film Number 1020, reception number 290878 in the records of the office of the Clerk and Recorder of Boulder County, Colorado, but only as it applies to Owners of Lots in Blocks 4 and 8 (the “Blocks 4 & 8 Covenants”);

5. Block 5, 6, and 7 Covenants: The “DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS” recorded January 31, 1977, on Film Number 0951, reception number 209069 in the records of the office of the Clerk and Recorder of Boulder County, Colorado, as amended by the First Amendment thereto recorded November 29, 1977, on Film Number 0986, reception number 253660, but only as it applies to Owners of Lots in Blocks 5, 6 and 7 (the “Blocks 5, 6 & 7 Covenants”); and

6. Sub-Association Covenants: The separate covenants and declarations which apply to the six Sub-Associations in the Subdivision (the “Sub-Association Covenants”), which are subject to regulation and governance by separate regimes, to wit:

a. Buckingham Green Homeowners Association, Inc. (“Buckingham Green”), a Colorado not-for-profit corporation, which was formed to administer the Buckingham Green neighborhood. It is controlled by residents of those residences within

Block 1 of the Subdivision under “protective covenants” recorded in the records of the office of the Clerk and Recorder of Boulder County, Colorado, on June 26, 1992, as Reception number 01197197 on Film number 1742 (the “Buckingham Green Covenants”);

b. Ironwood Condominium Association, Inc. (“Ironwood”), a condominium Association, which was formed to administer the Ironwood condominiums. It is controlled by residents of those condominium homes within Block 2 of the Subdivision under a condominium declaration recorded in the records of the office of the Clerk and Recorder of Boulder County, Colorado, on May 17, 1984, as Reception Number 621510 on Film Number 1303 (the “Ironwood Covenants”);

c. Buckingham Ridge Homeowners Association, Inc. (“Buckingham Ridge”), a Colorado not-for-profit corporation, which was formed to administer the Buckingham Ridge neighborhood. It is controlled by residents of those Lots within Block 10 of the Subdivision under “protective covenants” recorded in the records of the office of the Clerk and Recorder of Boulder County, Colorado, on July 17, 1989, as Reception number 0992865 on Film number 1586 (the “Buckingham Ridge Covenants”);

d. Country Club Greens Condominium Association, Inc. (“Country Club Greens”), a Colorado not-for-profit corporation, which was formed to administer the Country Club Greens condominium Association. It is controlled by residents of those condominium homes within Block 12 of the Subdivision under a condominium declaration recorded in the records of the office of the Clerk and Recorder of Boulder County, Colorado, on May 9, 1995, as Reception Number 1515695 on Film Number 2051 (the “Country Club Greens Covenants”);

e. Fountain Greens Condominiums Association, Inc. (“Fountain Greens I”), a Colorado not-for-profit corporation, which was formed to administer the Fountain Greens Condominiums. It is controlled by residents of those condominium homes within the northern part of Block 13 of the Subdivision under a condominium declaration recorded in the records of the office of the Clerk and Recorder of Boulder County, Colorado, on February 11, 1985, as Reception Number 671444 on Film Number 1340 (the “Fountain Greens Condominiums Covenants”); and

f. Fountain Greens Condominiums II Association, Inc. (“Fountain Greens II”), a Colorado not-for-profit corporation, which was formed to administer the Fountain Greens II Condominiums. It is controlled by residents of those condominium homes within the southern part of Block 13 of the Subdivision under a condominium declaration recorded in the records of the office of the Clerk and Recorder of Boulder County, Colorado, on December 11, 1992, as Reception Number 1248007 on Film Number 1784 (the “Fountain Greens II Condominiums Covenants”).

7. Articles of Incorporation: Articles of Incorporation of Fountain Greens Homeowners Association, Inc., dated June 5, 1975, and Recorded in the office of the Boulder County Recorder on Roll 293 Page 2477.

8. Bylaws: Amended and Restated Bylaws of Fountain Greens Homeowners Association, Inc., dated May 20, 2017, as amended by the First Amendment thereto dated November 8, 2017, and by the Second Amendment thereto dated December 20, 2017.

## EXHIBIT C

### List of Current Operating Expense Accounts

Operating Checking - UNION BANK  
Reserve Savings - UNION BANK  
Operating - BBVA Compass

**EXHIBIT D**

**List of Current Reserve Accounts**

CD-BBVA COMPASS  
CD-TCF  
RESERVES - BBVA COMPASS

**Exhibit E—Summary of Various Expense Allocations**

<b><u>Expense Category</u></b>	<b><u>Allocation Method</u></b>
Base Property Management Fee	1% to each property in Blocks 3 thru 8 (82%) Balance of 18% equally among residences in Blocks 1, 2, 9, 10, 12, 13-I, and 13-II (sub-Associations and Block 9)
Additional Management fees	Treated as BSE and Billed to Block needing additional services
Water usage and repairs for GE Areas	Equally to 465 Living Units as General Expenses; Furthermore:
Water usage and repairs for	
- Outlots M, N, O, P, & Q	Allocate to Block 3
- Outlot L	Allocate to Block 5
- Outlot K	Allocate to Block 6
- Outlot J	Allocate to Block 7
Trash Removal	Equally to 82 living units in Blocks 3 thru 8
Snow Removal for GE Areas	Equally to 465 living units
Snow Removal for Block 3	Equally to 45 Living Units in Block 3
Snow Removal for Four Rivers Road	Equally to 31 Living Units in Blocks 4, 5, 6, 7, and 8 (not including 3 Living Units adjacent Outlot U)
Pond Maintenance	Equally to 465 Living Units
Lawn Maintenance, Tree and Shrub Trimming, Spraying, Pruning, Irrigation Repairs and Replacements, and Miscellaneous Repairs for	
- GE Areas	Equally to 465 living units
- Outlots M, N, O, P & Q	Equally to 45 Living Units in Block 3
- Outlot L	Equally to 4 Living Units in Block 5
- Outlot K	Equally to 6 Living Units in Block 6
- Outlot J	Equally to 6 Living Units in Block 7
Payroll, taxes, insurance, electricity, and other de minimis expenses which are reasonably impossible to specifically allocate equally to 465 Living Units.	

## **Exhibit F—Expense Allocation Formulas and Principles**

The formulas (prorations) described in this Exhibit F will be used when the Association incurs an expense which cannot be more precisely allocated among the Blocks in the Subdivision in the manner described in Policy Number 9.

**1. Definitions:** In this Exhibit F, and in addition to the definitions specified in Policy Number 9, the following terms will have the following meanings:

- A. DCU (Dues Collection Units): Because collecting and posting dues represents a significant percentage of the time expended by the Manager of the Association, each check collected by the Manager represents a DCU. Blocks 1, 2, 10, 12, 13-I, and 13-II pay dues monthly by sending in one check from each block; Blocks 3 through 8U pay monthly with one check from each homeowner; and Block 9 homeowners separately pay annually with one check from each homeowner.
- B. MAR (Association-Managed Asphalt Roadbeds): MAR applies only to those asphalt roadbeds managed by the Association, to wit: Blocks 3, 4R, 4S, 8T and 8U. The area of the roadways in each of these five blocks reduces the total square footage to arrive at MTL & MLA and is used to budget Block Reserves for each of these five blocks for repair and resurfacing of the asphalt.
- C. MAW (Association-Managed Walkways): Applies to GE Areas and Block 3 BSE Areas. Reduces the total square footage to arrive at MTL & MLA and is used to budget Association Reserves and Block 3 reserves to allow for repair and resurfacing of these walkways.
- D. MBU (Association-Managed Block Units): The number of residential units managed by Association in Blocks 3-8U. MBU is used to allocate expense items that are unique to those blocks (such as trash removal, snow removal and block-specific liability insurance if that cost is separately identifiable).
- E. MCR (Association-Managed Concrete Roadbeds): applies only to blocks 5, 6, and 7. Reduces the total square footage to arrive at MTL & MLA. Used to budget Association Reserves and Block 5, 6, and 7 reserves to allow for repair and resurfacing of concrete driveways.
- F. MLA (Association-Managed Lawn Area): The total square footage of the GE Areas as well as BSE Areas, minus the square footage of roadbeds, gazebos, walkways, and waterways. GE Area costs are allocated equally to all Members. BSE Area costs are attributable to BSE Areas located within Blocks 3 through 8U, and are allocated prorata to only to residences in each respective block pro-rata based on MLA in Blocks 3, 4R, 4S, 5, 6, 7, 8T and 8U.

- G. MPA (Association-Managed Waterways and Pond Areas): The total square footage of the water retention areas in the GE Areas and the pond areas in Blocks 6 and 7. MPA reduces the total square footage to arrive at MLA and is used to budget Association Reserves and Block 5 and 6 reserves to allow for improvements to the respective ponds in those areas.
- H. MTL (Association-Managed Total Landscaped Area): The total square footage in the GE Areas and BSE Areas, including waterways (MPA), but excluding roadbeds (MAR and MCR), walkways (MAW), gazebos, and walkways around gazebos.
- I. MTS (Association-Managed Total Square Footage): The gross square footage in GE Areas and BSE Areas, including all lawns, ponds, drainage ditches, roadbeds, walkways, and gazebos.
- J. RU (Residential Units): The number of residential dwelling units in each respective block as well as in the entire Subdivision.
- K. SSA (Snow-removal Surface Area): SSA applies only to those roadways in Blocks 3-8U for which the Association contracts to have private roads snow-plowed.

**2. Exception Items:**

- A. The residents in Block 6 pay the actual irrigation expenses incurred within that Block based upon a separate sub-meter for this Outlot.
- B. Expenses of Maintenance Management are **not** allocated according to one of the above categories. Instead these costs are allocated pro-rata to the residents in the pertinent Block based upon the allocation of direct maintenance expenses to each block.
- C. The Base Management Fee allocation was based on the following:
  - 1. Dues Collection and Processing (50% of total activity)
    - a) receipt, posting, copying and depositing of periodic payments from individual homeowners (Blocks 3 through 9) and homeowner “sub-Associations” (Blocks 1, 2, 10, 12, 13-I, and 13-II);
    - b) monthly implementation of collection procedures and statements to past-due owners;
    - c) preparation of delinquency reports; and periodic lien filings, releases of liens, letters of reinstatement, acceleration of dues, etc;

2. Other Accounting Functions (20% of total activity)
  - a) payment of bills for expenses incurred in support of both Association Common and Block Common areas;
  - b) preparation of monthly financial reports;
  - c) working with auditors on annual financial review;
  - d) annual reconciliation of reserve accounts receipts, expenses and interest income;
  
3. General Association Administration (15% of total activity)
  - a) regular meetings with maintenance manager;
  - b) inquiries from title companies regarding sub-Association contacts;
  - c) scheduling coordinating, preparing for and attending board meetings, annual meeting and special meetings, and preparing meeting minutes of those meetings;
  
4. General Block Administration (15% of total activity)
  - a) providing certificate of status letters to title companies and updating Association Map and database as property transfers occur;
  - b) handling calls from homeowners regarding balance inquiries, changes of address, complaints, etc., and preparing written responses to those requests; and
  - c) preparation and mailing of annual payment coupons and other notices, newsletters and miscellaneous mailing as required.

1% of total management fee is allocated to each living unit in Blocks 3 thru 8U or 82% of the total, with the remaining 18% allocated equally to residents in Block 9 and the Sub-Associations (Blocks 1, 2, 10, 12, 13-I, and 13-II)

Total Sq Ft" for GE Areas, Outlots 3+M thru 3+Q, 5+L, 6+J and 7+K were taken from surveyor's maps or calculated based on "Total Sq Ft" for FGHOA Common Areas,

Block+Outlot	Total Sq. Ft.	MTS	MAR	MCR		MAW	MTL	MPA	MLA=MTL+MPA
		(A)	(B)	(C)	(D)	(E)	(=A+B+C+D+E)	Total Lawn, Trees, Shrubs, Plantings etc.	
		Asphalt Roadbeds	Concrete Roadbeds	Gazebos (W/Walk)	Asphalt Walkway	Total Landscaped	Drainage & Waterways		
<i>GE Areas</i>									
11	117220				3040	114180			114180
A	26092					26092			26092
B	216145				5343	210802	39480		171322
C	172193				13488	158705	25546		133159
D	4530				450	4080			4080
E	13460					13460			13460
F	12807					12807			12807
H	18774					18774			18774
<b>Total</b>	<b>581221</b>				<b>22321</b>	<b>558900</b>	<b>65026</b>		<b>493874</b>
<i>Block 3 Areas</i>									
3+M	1612					1612			1612
3+N	21401					21401			21401
3+O	3568				528	3040	720		2320
3+P	44412				3452	40960	4320		36640
3+Q	47288	47288							
<b>Block 3 Totals</b>	<b>118281</b>	<b>47288</b>			<b>3980</b>	<b>67013</b>	<b>5040</b>		<b>61973</b>
4+R	4246	4246							
4+S	5292	5292							
5+L	8000		2080	259		5661			5661
6+K	14000		2527	376		11097	450		10647
7+J	14000		4241			9759	1400		8359
8+T	5386	5386							
8+U	3723	3723							
<b>Grand Total</b>	<b>754149</b>	<b>65935</b>	<b>8848</b>	<b>635</b>	<b>26301</b>	<b>652430</b>	<b>71916</b>		<b>580514</b>

Outlots 3-M thru 3-Q, 5-L, 6-J and 7-K was taken from surveyor's maps. ALL other square footage was calculated from physical approximate measurement

**Expense Allocation Examples:  
Landscape Costs - MLA  
(landscape sq ft minus drainage and waterways}**

	% of MLA	Common Area %	Total %
<u>Block</u>	<u>Sq Ft</u>	<u>(# of HO)</u>	<u>Charged</u>
3	10.68	8.23	18.91
4R	0	0.92	0.92
4S	0	0.92	0.92
5	0.98	0.73	1.71
6	1.83	1.1	2.93
7	1.44	1.1	2.54
8T	0	1.46	1.46
8U	0	0.55	0.55
Subs & 9	0	70.06	70.06
Common	<u>85.07</u>	<u>0</u>	<u>0</u>
TOTAL	100	85.07	100

Pond Maintenance - Equally to All Units

<u>Block</u>	<u># of homes</u>	<u>Total % Charged</u>
3	45	9.68
4R	5	1.07
4S	5	1.07
5	4	0.86
6	6	1.29
7	6	1.29
8T	8	1.72
8U	3	0.65
Subs & Blk 9	<u>383</u>	<u>82.37</u>
TOTAL	<u>465</u>	<u>100</u>

## Budget Allocations By Block

Method	Code	Description	# of Units	4	5	5	4	6	6	8	3	383	465
			3	4R	4S	5	6	7	8T	8U	9 & Subs	Total	
		<b>Expenses</b>											
		<b>Administrative</b>											
1% 3-8U	5000.000	MANAGEMENT	45.0000%	5.0000%	5.0000%	4.0000%	6.0000%	6.0000%	8.0000%	3.0000%	18.0000%	100.0000%	
Equal	5020.000	LEGAL-GENERAL	9.6774%	1.0753%	1.0753%	0.8602%	1.2903%	1.2903%	1.7204%	0.6452%	82.3656%	100.0000%	
Equal	5020.010	LEGAL-COLLECTION	9.6774%	1.0753%	1.0753%	0.8602%	1.2903%	1.2903%	1.7204%	0.6452%	82.3656%	100.0000%	
Equal	5030.010	INSURANCE - LIABILITY	9.6774%	1.0753%	1.0753%	0.8602%	1.2903%	1.2903%	1.7204%	0.6452%	82.3656%	100.0000%	
Equal	5030.030	INSURANCE - DIRECTORS & OFFICERS	9.6774%	1.0753%	1.0753%	0.8602%	1.2903%	1.2903%	1.7204%	0.6452%	82.3656%	100.0000%	
Equal	5030.050	INSURANCE - WORKERS COMP	9.6774%	1.0753%	1.0753%	0.8602%	1.2903%	1.2903%	1.7204%	0.6452%	82.3656%	100.0000%	
Equal	5030.070	INSURANCE - BOND	9.6774%	1.0753%	1.0753%	0.8602%	1.2903%	1.2903%	1.7204%	0.6452%	82.3656%	100.0000%	
Equal	5040.000	AUDIT & TAX PREPARATION FEES	9.6774%	1.0753%	1.0753%	0.8602%	1.2903%	1.2903%	1.7204%	0.6452%	82.3656%	100.0000%	
Equal	5045.005	MEETING/MINUTES	9.6774%	1.0753%	1.0753%	0.8602%	1.2903%	1.2903%	1.7204%	0.6452%	82.3656%	100.0000%	
Equal	5070.010	POSTAGE	9.6774%	1.0753%	1.0753%	0.8602%	1.2903%	1.2903%	1.7204%	0.6452%	82.3656%	100.0000%	
Equal	5070.020	PRINTING/COPIES	9.6774%	1.0753%	1.0753%	0.8602%	1.2903%	1.2903%	1.7204%	0.6452%	82.3656%	100.0000%	
Equal	5075.000	OFFICE EXPENSE	9.6774%	1.0753%	1.0753%	0.8602%	1.2903%	1.2903%	1.7204%	0.6452%	82.3656%	100.0000%	
Equal	<u>5450.000</u>	<u>MISCELLANEOUS EXPENSE</u>	9.6774%	1.0753%	1.0753%	0.8602%	1.2903%	1.2903%	1.7204%	0.6452%	82.3656%	100.0000%	
Equal	7010.000	<b>Grounds Maintenance</b>	9.6774%	1.0753%	1.0753%	0.8602%	1.2903%	1.2903%	1.7204%	0.6452%	82.3656%	100.0000%	
		MISC GROUNDS & LANDSCAPE MAINTEN											
MLA	7010.010	LANDSCAPE CONTRACTS	18.9090%	0.9150%	0.9150%	1.7070%	2.9320%	2.5380%	1.4640%	0.5490%	70.0710%	100.0000%	
MTS	5030-090	MILEAGE	23.1420%	1.3920%	1.5300%	1.7240%	2.8510%	2.8510%	2.0400%	0.9910%	63.4790%	100.0000%	
MLA	7030.010	SPRINKLER REPAIRS	18.9090%	0.9150%	0.9150%	1.7070%	2.9320%	2.5380%	1.4640%	0.5490%	70.0710%	100.0000%	
Equal	7035.000	POND REPAIR / MAINTENANCE	9.6774%	1.0753%	1.0753%	0.8602%	1.2903%	1.2903%	1.7204%	0.6452%	82.3656%	100.0000%	
Equal	7040.031	TREE & SHRUB MAINTENANCE, COMMO	9.6774%	1.0753%	1.0753%	0.8602%	1.2903%	1.2903%	1.7204%	0.6452%	82.3656%	100.0000%	
Block Specific	7040.032	TREE & SHRUB MAINTENANCE OUTLOTS	100.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	100.0000%	
Block Specific	7040.033	TREE & SHRUB MAINTENANCE OUTLOT L	0.0000%	0.0000%	0.0000%	100.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	100.0000%	
Block Specific	7040.034	TREE & SHRUB MAINTENANCE OUTLOT K	0.0000%	0.0000%	0.0000%	0.0000%	100.0000%	0.0000%	0.0000%	0.0000%	0.0000%	100.0000%	
Block Specific	7040.035	TREE & SHRUB MAINTENANCE OUTLOT J	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	100.0000%	0.0000%	0.0000%	0.0000%	100.0000%	
MLA	7040.040	TREE SPRAYING	18.9090%	0.9150%	0.9150%	1.7070%	2.9320%	2.5380%	1.4640%	0.5490%	70.0710%	100.0000%	
Equal	7060.000	SNOW REMOVAL - COMMON	9.6774%	1.0753%	1.0753%	0.8602%	1.2903%	1.2903%	1.7204%	0.6452%	82.3656%	100.0000%	
Block Specific	7060.010	SNOW REMOVAL - BLOCK 3	100.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	100.0000%	
Block Specific	7060.020	SNOW REMOVAL - 4 RIVERS ROAD	0.0000%	14.7060%	14.7060%	11.7650%	17.6470%	17.6470%	23.5290%	0.0000%	0.0000%	100.0000%	

MLA	7370.020	ELECTRICAL REPAIRS & MAINTENANCE	18.9090%	0.9150%	0.9150%	1.7070%	2.9320%	2.5380%	1.4640%	0.5490%	70.0710%	100.0000%
MTS	9000.020	<b>Utilities</b> ELECTRICITY	23.1420%	1.3920%	1.5300%	1.7240%	2.8510%	2.8510%	2.0400%	0.9910%	63.4790%	100.0000%
MLA	9010.000	WATER & SEWER	18.9090%	0.9150%	0.9150%	1.7070%	2.9320%	2.5380%	1.4640%	0.5490%	70.0710%	100.0000%
Equal 3-8U	9040.000	TRASH SERVICE CONTRACT	54.8780%	6.0976%	6.0976%	4.8780%	7.3171%	7.3171%	9.7561%	3.6585%	0.0000%	100.0000%
MTS	<u>9540.00</u> <u>0</u>	WORKERS COMPENSATION INSURANCE	23.1420%	1.3920%	1.5300%	1.7240%	2.8510%	2.8510%	2.0400%	0.9910%	63.4790%	100.0000%
Equal	9600.00	<b>Taxes &amp; Fees</b>	9.6774%	1.0753%	1.0753%	0.8602%	1.2903%	1.2903%	1.7204%	0.6452%	82.3650%	100.0000%
	0	Taxes	4%	3%	3%	2%	3%	3%	4%	2%	6%	0%
Equal	9600.200	Licenses, Fees, Permits	9.6774%	1.0753%	1.0753%	0.8602%	1.2903%	1.2903%	1.7204%	0.6452%	82.3650%	100.0000%