

WORMAN'S MILL COMMUNITY CONSERVANCY COURTYARD 2010 BUDGET

Approved November 30, 2009

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|-----------------------------------|-----------------|----------|
| Landscape Maintenance | 86,672.00 | 49.47 |
| Floral Rotations | 1,600.00 | 0.91 |
| General Repairs/Maintenance | 10,000.00 | 5.71 |
| Trash Removal | 8,760.00 | 5.00 |
| Snow Removal | 40,000.00 | 22.83 |
| Common Electricity | 4,300.00 | 2.45 |
| Reserve Contributions | 54,945.00 | 31.36 |
| Contingency Fund Offset | (3,007) | (1.72) |
| Total Expenses | \$203,270.00 | \$116.02 |
| 2010 Assessment per month→ | \$116.00 | |

BUDGET NOTES

Landscape Maintenance -

Turf services:

- Mowing as needed
- Edgings every other mowing
- Weed control walks and curbs
- Edging and weed control

Mulching - trees, shrubs, and front foundation beds:

- 1 complete bed edging and mulching - main entry spring
- 1 complete bed edge touch up - fall
- 2 tree and shrub fertilizer applications (spring and fall)

Fertilization and weed control:

- 1 early fertilization Weed control for crabgrass
- 1 fertilization and broadleaf control spring
- 1 fertilization and broadleaf control fall
- 1 fertilization only late fall

Tree and shrub pruning

Integrated pest management

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Floral Rotations - Spring and Fall annual flowers at the entrance to Dunbrooke Court.

Trash Removal - Trash pick up at each residence twice weekly.

Snow Removal - Snow clearing of courtyards, driveways, and lead Walks.

Common Electricity - Cost of electricity for court lights.

General Repair & Maintenance - Common Elements repair and maintenance. This includes any minor repairs as well as weekly light checks, light bulb replacement, trash bin cleaning, etc.

Reserve Contributions - Fund account for the major repair/replacement of Common Elements. In 2008 a reserve study was performed by Mason & Mason, Capital Reserve Analysts, Inc. Mason & Mason did a condition assessment of the common areas and elements. From this inspection they determined the useful life span, predictable need for repairs and replacements, and the cost to do so. It is from this study that the amount to contribute to the reserve fund so that we have the money when necessary, to repair or replace the common components.