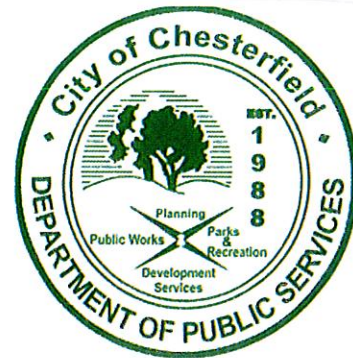


MEMORANDUM



DATE: January 30, 2013
TO: Mike Herring, City Administrator
FROM: Mike Geisel, Director of Public Services
RE: Snow removal reimbursement

As directed by the Planning and Public Works Committee, I have completed an analysis of the Snow Removal Reimbursement Program (SRRP) for the purpose of developing recommendations for future budgets.

As you know, during the time spent in preparation of this MEMO, you and I both confirmed with our respective peers that few cities have any significant amount of "private streets", other than in commercial areas. "Private streets" began to show themselves as residential developments spread west and south, from St. Louis. Of those cities that have "private streets", none allow City crews to actually plow those streets. Alternatively, very few cities provide for any sort of reimbursement for costs incurred by private street subdivisions, during snow removal operations. As a result, we could find almost no examples of how other cities determine how, when and/or how much to reimburse for those costs. Our formula is, for those reasons, fairly unique. Just to provide some perspective, we currently maintain 182 centerline miles of public streets. There are approximately 45 miles of private, improved streets; however, this is NOT an "apples to apples" comparison, since some private street subdivisions do not participate and others are disqualified, because of "gating".

As you know, the SRRP was first funded by City Council in 1999, with the intent of providing some level of reimbursement to those responsible for snow removal functions on private, un-gated residential streets. From the initial implementation, it was clear that there were two distinctly different "types" of public streets; 1) those in condominium style developments where there are dense concentrations of residents and relatively modest lengths of private streets, and 2) large lot subdivisions typified by a sparse number of residential homes which include a significant length of streets to serve the residential lots. As such, two formulas were employed to calculate the total reimbursement

amounts that each subdivision was eligible to receive. The current formula provides for reimbursement at the rate of either \$50 per residential unit or \$6,000 per centerline mile of private street, whichever is larger. In 2010, the City capped the overall reimbursements at \$75,000. Private street owners still submitted evidence of their actual costs, however, their reimbursement were reduced proportionately so that the cumulative reimbursements did not exceed \$75,000. The program currently reimburses based upon 13.6 miles of un-gated private streets servicing large lot subdivisions and 2,275 residences in condominium style housing.

For the purpose of this program, the formula was proposed to fully reimburse participating subdivisions for customary and reasonable expenses related to the snow removal and deicing of the private street serving their community during an average season. Note that expenses related to parking lots and areas out of what would be considered the designated street area are not eligible for reimbursement and those costs should be removed from any reimbursement request.

We have analyzed the reimbursement history of the program since its inception. Data and graphs are provided as attachments to illustrate the program's performance. From a budget liability standpoint, if all subdivisions which are currently eligible for the program applied for the maximum reimbursement, **the total reimbursement would be \$195,350**. That figure was calculated using the maximum reimbursement eligibility under the current program formula without any automatic maximum budgetary cap. It also assumes every subdivision participates in the program and every subdivision submits the maximum reimbursement request. In practice, this has never occurred. Our first graph, **Annual Actual Overall Reimbursements**, depicts the amounts which the City has actually reimbursed under the SRRP since its inception in 1999. The actual maximum reimbursement of \$147,428 occurred in 2007. At the opposite extreme, the minimum annual expenditure was \$50,587 in 2005. The distribution between condominium versus large lot subdivision reimbursements is provided in graph 2, **Annual Distribution of Reimbursements**. On average, large lot subdivisions receive approximately 2/3rds of the total distribution, with condominium subdivisions receiving 1/3rd.

As you would expect, the actual annual reimbursement requests vary greatly from season to season, generally related to the severity of the winter season, with an average annual program total reimbursement of \$102,905. This is the average cumulative amount reimbursed for all participating subdivisions, both large lot and condominium style developments. Likewise, graph 3, **Actual Average Annual Reimbursement Condominium Style Subdivisions** and graph 8 **Actual Average Annual Reimbursements Large Lot Style Subdivisions** provide the gross annual reimbursement for each type of housing. It is important to recognize that the data provided in this report and attached hereto, represent reimbursements actually paid by the City. This can differ from actual requests, which may exceed eligibility.

It is clear that during a typical season, there is a wide disparity in the cost for services that these subdivisions actually incur. Refer to graphs 4 **Average Actual Reimbursement Condominium Style Subdivisions Reimbursement per Unit** and 9 **Average actual Reimbursement Large Lot Style Subdivisions Reimbursement per Mile**, which depict the average annual unit cost reimbursement for specific condominium and large lot subdivisions respectively. In general, it is my belief that the differences are significantly attributable to the differing levels of service demanded by each subdivision. Other differences could be attributable to scale, location and physical characteristics. **Overall, the average reimbursement for condominium style subdivisions varies from \$16 per unit to \$45 per unit, with an average of \$34 per unit. Similarly, the average reimbursement for large lot subdivisions varies from \$1,693 per mile to \$5,365 per mile, with an average reimbursement of \$3,259.**

It is also apparent that in any given year, that the magnitude of the costs incurred by a subdivision is relatively predictable as compared to the other participating subdivisions. Some subdivisions have demonstrated a propensity to incur more expenses per centerline mile or per unit, than other subdivisions. While the total reimbursement will vary, how a subdivisions ranks within the distribution on a unit cost basis, is relatively consistent from year to year, although the real magnitude of those expenses will vary along with the severity of the season. **A given Subdivision typically spends considerably more, or considerably less than the average unit cost and this tendency is fairly consistent on an annual basis.**

The disparity in reimbursement is most obvious during mild winters. As can be seen in graph 6, **Condominium Style Subdivisions Reimbursement in Year 2005 - Lowest Reimbursement Per Unit**, and graph 12, **Large Lot Style Subdivisions Reimbursement in Year 2005 Lowest Reimbursement per Mile**, some subdivisions still spend a considerable amount for snow removal services during mild winters, while others spend very little. It is also noteworthy to point out that even during the mildest winter season one condominium style subdivision received the maximum reimbursement under the current formula, while the average reimbursement for that season was only \$18 per residence. During that same season, the maximum reimbursement based on Large Lot criteria was \$3,446 per mile, with the average reimbursement that year being \$1,906 per mile.

Additional information can be gleaned from our experience during the most severe winter seasons. Graph 7, **Condominium Reimbursement 2002 - Highest Reimbursement Per Unit** and Graph 13 **Large Lot Reimbursement 2007 - Highest Reimbursement Per Mile**, show that during these years, all but three subdivisions of each type requested at least the maximum eligible amount of City reimbursement. The residents were required to absorb a proportion of their actual costs due to the expenses exceeding the City's eligibility calculations.

The conclusion of this portion of the analysis is that the formula has served the residents well. The reimbursement formula provides for full reimbursement during moderate winters, and only during the most severe seasons are the reimbursements restricted. However, the policy has also resulted in an unequal unit cost benefit.

In an effort to address the inequities, I applied a sensitivity analysis to the data. This was accomplished by formatting the data to show how many instances during the last 13 years would have been impacted if the formula were more restrictive. For Large Lot subdivisions, those which use the "\$6,000 per mile" method for calculating the reimbursement, I provided a sensitivity analysis which identifies the impact of reducing the formula in \$500 increments. For condominium style developments, I provided a sensitivity analysis which identifies the impact of reducing the formula from \$50/unit, to \$45, \$40, \$35, \$30, and \$25. The result of reducing the eligibility formulae are that the City's annual liability is reduced by approximately \$6,000 for each

\$500 reduction for Large lots and approximately \$10,000 for each \$5 reduction in the per condominium unit formula.

I have considered all of the data and the potential mechanisms to provide a uniform level of reimbursement for every subdivision of a given residential character. All such mechanisms necessarily require submission of costs and a subsequent calculation of the reimbursement amounts based upon the cumulative costs. The inherent disadvantage of this approach is that it leaves the subdivisions with a degree of uncertainty as to their level of reimbursement until after they have incurred the expense.

In our actual experience, and as the data indicates, the current formula exceeds the regular average expenses of the vast majority of subdivisions and has resulted in an unequal reimbursement distribution. Those subdivisions that elect to provide enhanced services or utilize more expensive contractors may certainly do so, but they should not expect the City to reimburse them for their expenses above the formulaic limit. Notwithstanding the "outlier" severe weather seasons, only a few subdivisions would be impacted by reducing the formulaic maximum reimbursement. The overall average reimbursement for Condominium style developments is \$34/unit with 22 of the 29 participating subdivisions receiving average reimbursements below \$40 per unit, which is slightly below the 80th percentile. In essence, reducing the formula to \$40/unit would result in restricting the level of reimbursement to the seven subdivisions which routinely request reimbursements at higher levels. Similarly, applying the 80th percentile (\$3,806/mile) principal to the large lot subdivisions, the formula could be reduced to \$4,500 per mile in an average year, and only two of the 16 participating large lot subdivisions would be impacted during an average season. The result of adjusting the formula as suggested is that it would tend to equalize the benefit received by participating subdivisions.

After a severe season, City Council could consider adjusting the formula due to a uniform increase in expenditures across the full roster of participating subdivisions. However, during a "severe season", the City's costs INCREASE and have, in the past, sometimes exceeded our budget. The amounts over budget subsequently required budgetary adjustments to be reviewed/approved by City Council. Having said that, I am including a recommendation that staff annually collect and tabulate the reimbursement requests to determine whether a "severe season" occurred. For the purposes of this program, a

“severe season” would have occurred if a minimum of 50%, or half of the total number of participating subdivisions (collectively including both per unit and per mile subdivisions) meet or exceed the maximum reimbursement established by formula. Staff would provide this information to City Council, indicating that we had experienced a severe season and Staff would also provide a recommendation as to a suggested amount for the cumulative program funding which may exceed the maximum established for an average season. The value of any such additional appropriation would be based on providing reimbursement at the 80th percentile level for all participating subdivisions.

As a matter of policy, based upon the 80th percentile of annual reimbursements at the current level of participating subdivisions, \$145,000 would be included in the General Fund - Street Maintenance Division annual budget for the purpose of funding the SRP. In the normally anticipated sequence, this funding level would be adequate to fully fund the program. At the conclusion of each snow removal season, staff would compile the reimbursement requests, and report to the Planning and Public Works Committee. In the case of a “severe season”, defined as a season which results in at least one-half of the participating subdivision reimbursement requests exceeding the maximum eligible reimbursement by the formula, Staff will tabulate the cumulative funding requests and forward same to City Council for consideration of a separate and specific funding allocation from General Fund – Fund Reserves. In this manner, the street maintenance budget would more accurately reflect our annual operational costs and produce a more transparent program. This mechanism also provides for an increased level of flexibility during extreme seasons.

In summary, and for the purpose of providing a recommendation for the program:

- ✓ 1) The funding formula should be revised for the purpose of providing full funding of reasonable and customary expenses for snow removal and deicing efforts on private streets, for participating subdivisions during a typical winter season. The proposed formula would be \$40/unit or \$4,500 per centerline mile, whichever is larger.
- ✓ 2) The Snow Removal Reimbursement Program will be funded annually, in the amount of \$145,000 from the General Fund - Street Maintenance

Mike Herring
Snow Removal Reimbursement Program
January 30, 2013
Page 7

Division budget, subject to annual appropriation by City Council. In the event of a "severe season", defined as a season which results in at least one-half of the participating subdivision reimbursement requests exceed the maximum eligible reimbursement by the formula (see #1), Staff will provide information as to the cost of supplemental funding to provide for additional reimbursement at the 80th percentile value for each category of reimbursement. City Council would subsequently decide what level of supplemental funding would be provided through a Fund Transfer from the General Fund – Fund Reserves, if any.

Please note that the 2013 fiscal budget provides \$75,000 for this program. If Council adopts this recommendation, supplemental funding for the program in accordance with this policy in the 2013 fiscal year, would be necessary only if the 80th percentile of the reimbursement requests exceeds \$75,000.

If Council accepts this recommendation, Staff will prepare a revision to Council Policy PW 38, copy attached hereto for reference and convenience.

Finally, I request that this recommendation be placed on the next Planning and Public Works Committee agenda for consideration and action, in response to their prior directive. If you have any questions or require additional information, please advise.

Attachments

Cc Jim Eckrich, Public Works Director - City Engineer
Brian Whittle, Finance Director

*ok'd
JBR
1/30/13*

**CITY OF CHESTERFIELD
POLICY STATEMENT**

PUBLIC WORKS

NO. 38

SUBJECT Street Snow Removal Recoupment
Program – Eligible Cost Formula

INDEX PW

**DATE
ISSUED** 8/16/1999

**DATE
REVISED**

POLICY

Owners of private streets in condominium developments and single-family subdivisions are eligible for reimbursement of expenses incurred for snow removal.

This program is based upon private streets located within non-gated, single family residential developments, and condominium developments. It does not include commercial subdivisions or apartments. Within these developments, City staff will distinguish between private streets, alleys, and parking areas.

The City will reimburse individual subdivisions, trustees, or owners of private streets annually, at a rate based on \$50.00 per unit or \$6,000.00 per mile, whichever is greater. However, the reimbursement will also be limited by actual expenses, as evidenced by paid invoices and cancelled checks.

RECOMMENDED BY:

McTeal
Department Head/Council Committee (if applicable)

9/23/99
Date

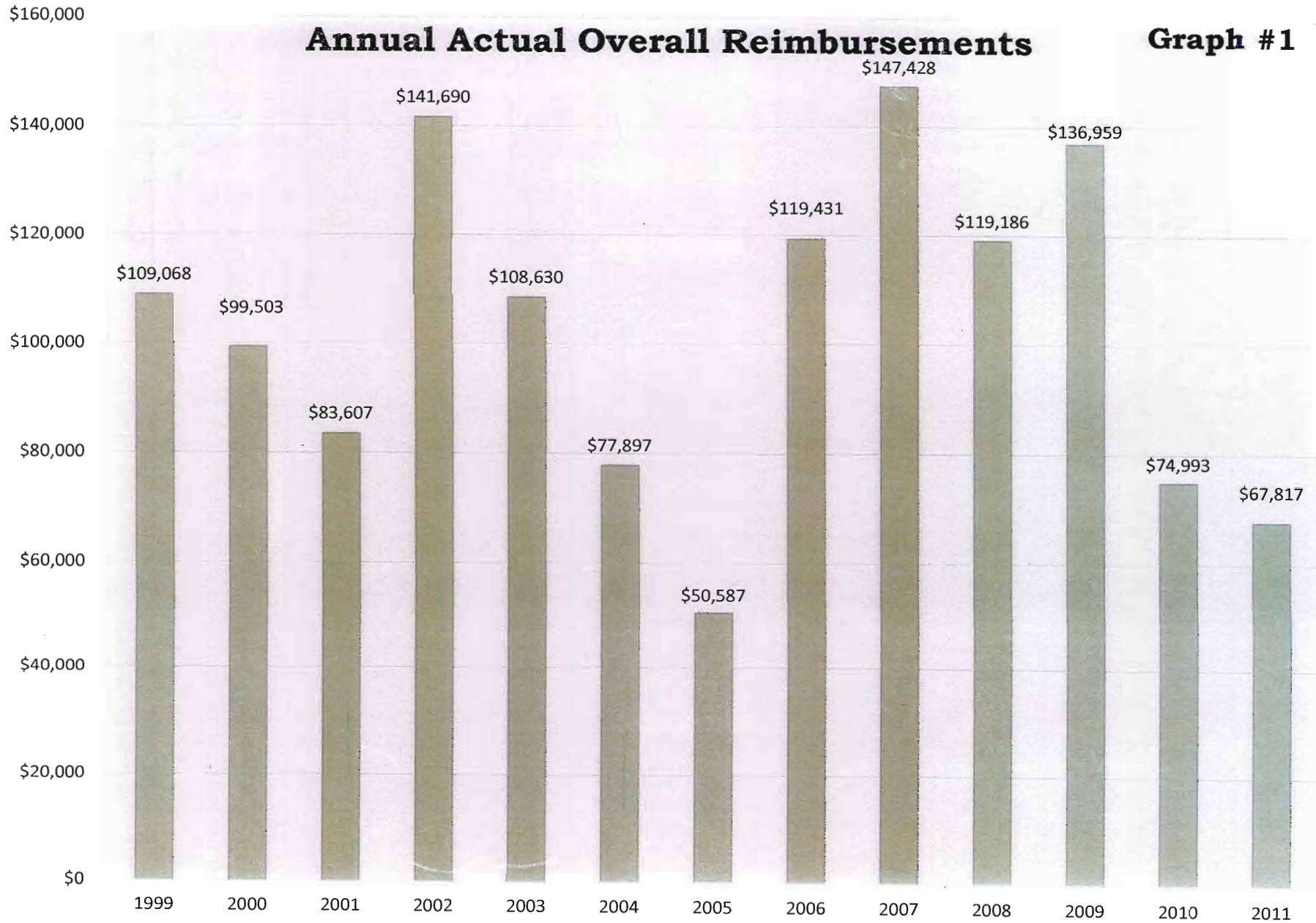
APPROVED BY:

City Administrator
[Signature]
City Council (if applicable)

Date
9/23/99
Date

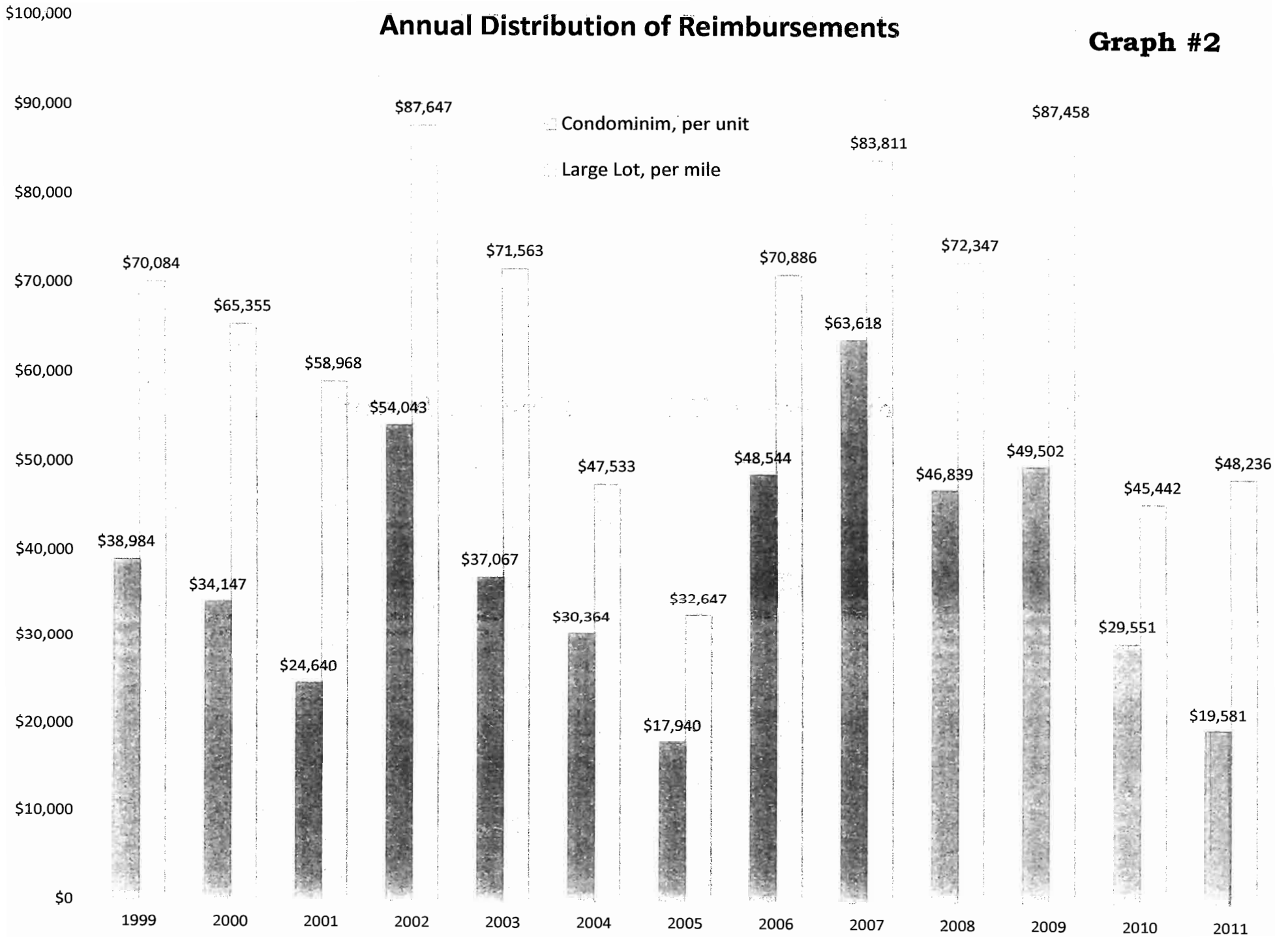
Annual Actual Overall Reimbursements

Graph #1



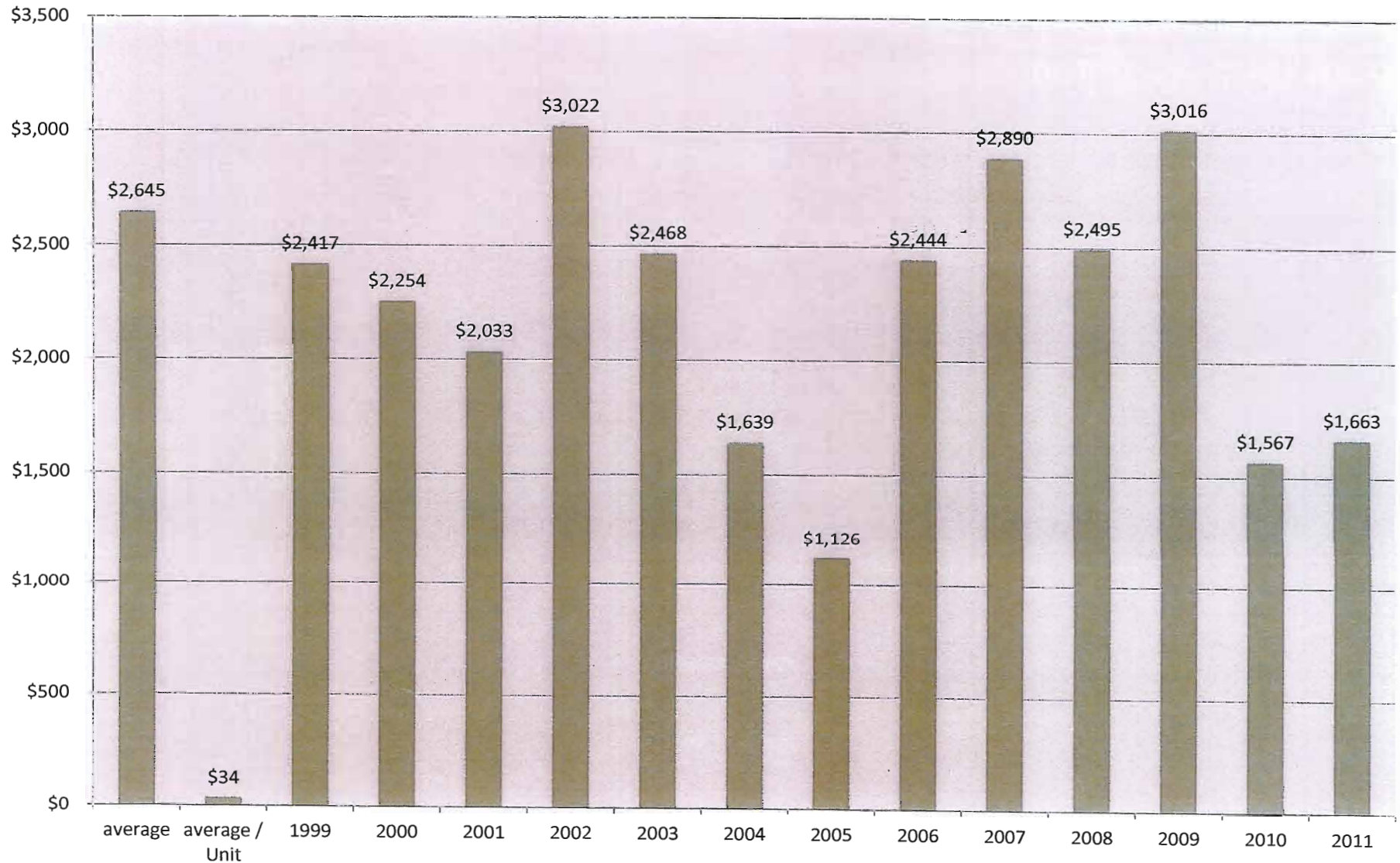
Annual Distribution of Reimbursements

Graph #2



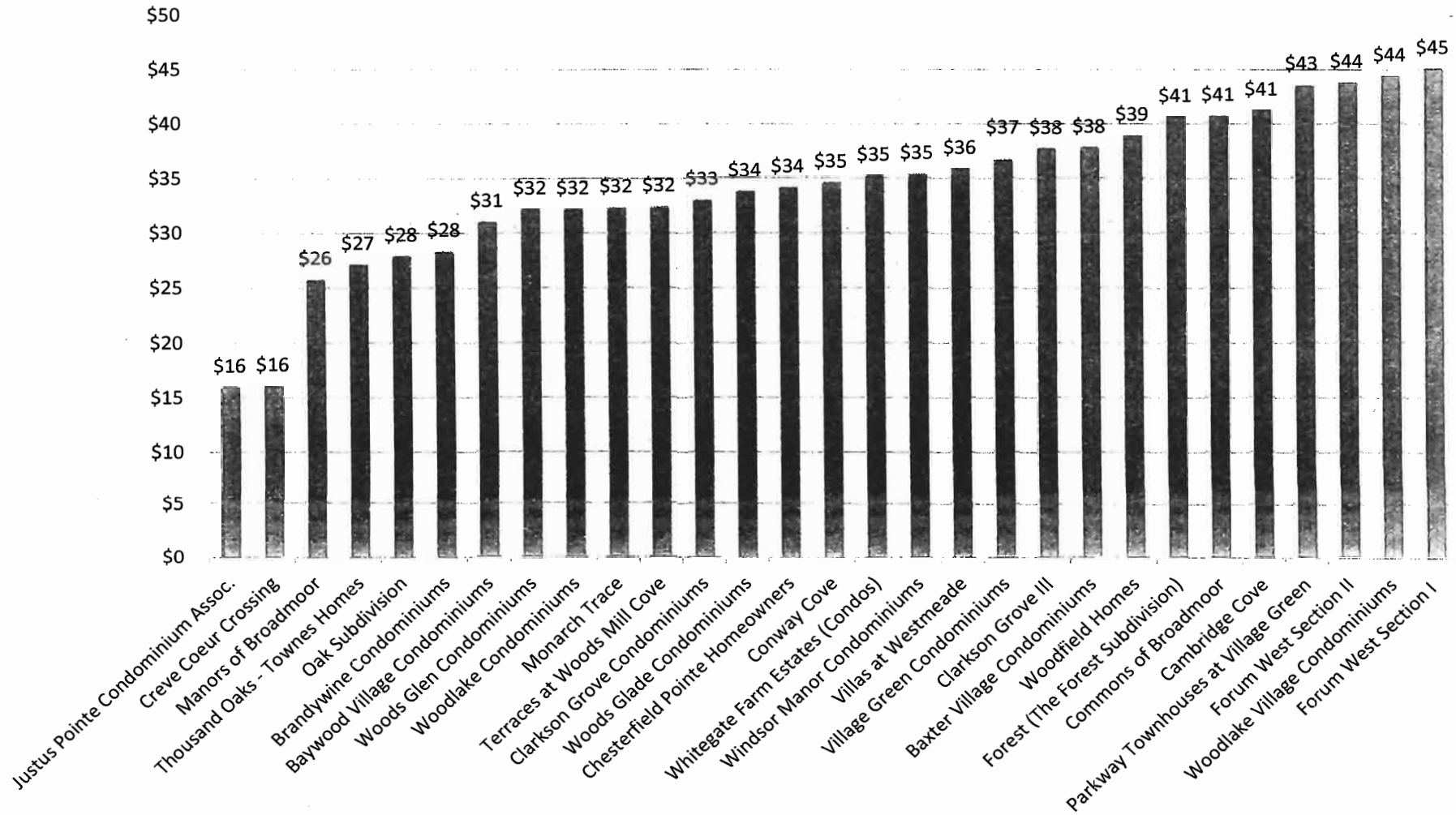
Actual Average Annual Reimbursement Condominium Style Subdivisions

Graph #3



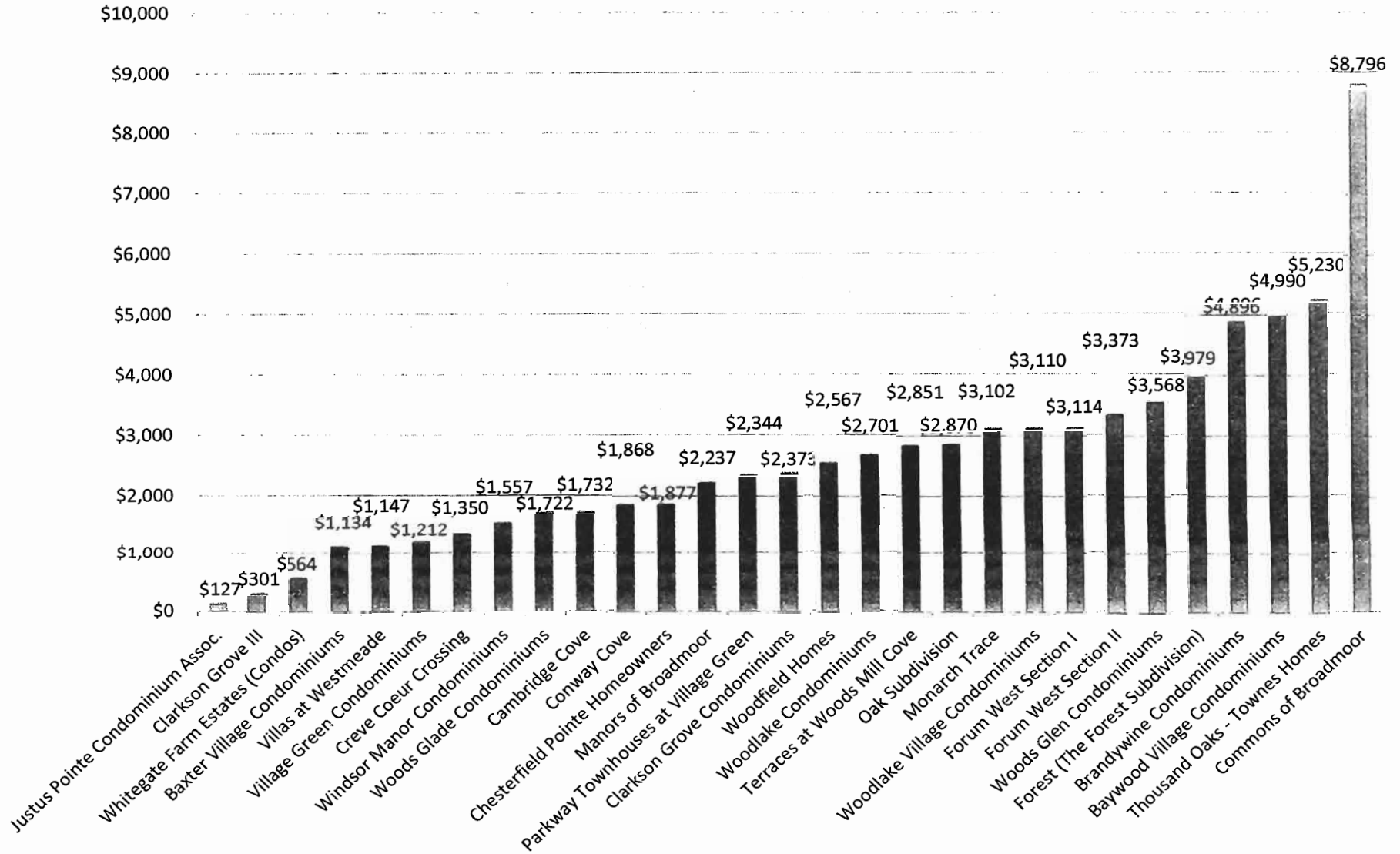
Average Actual Reimbursement Condominium Style Subdivisions Reimbursement per Unit

Graph #4



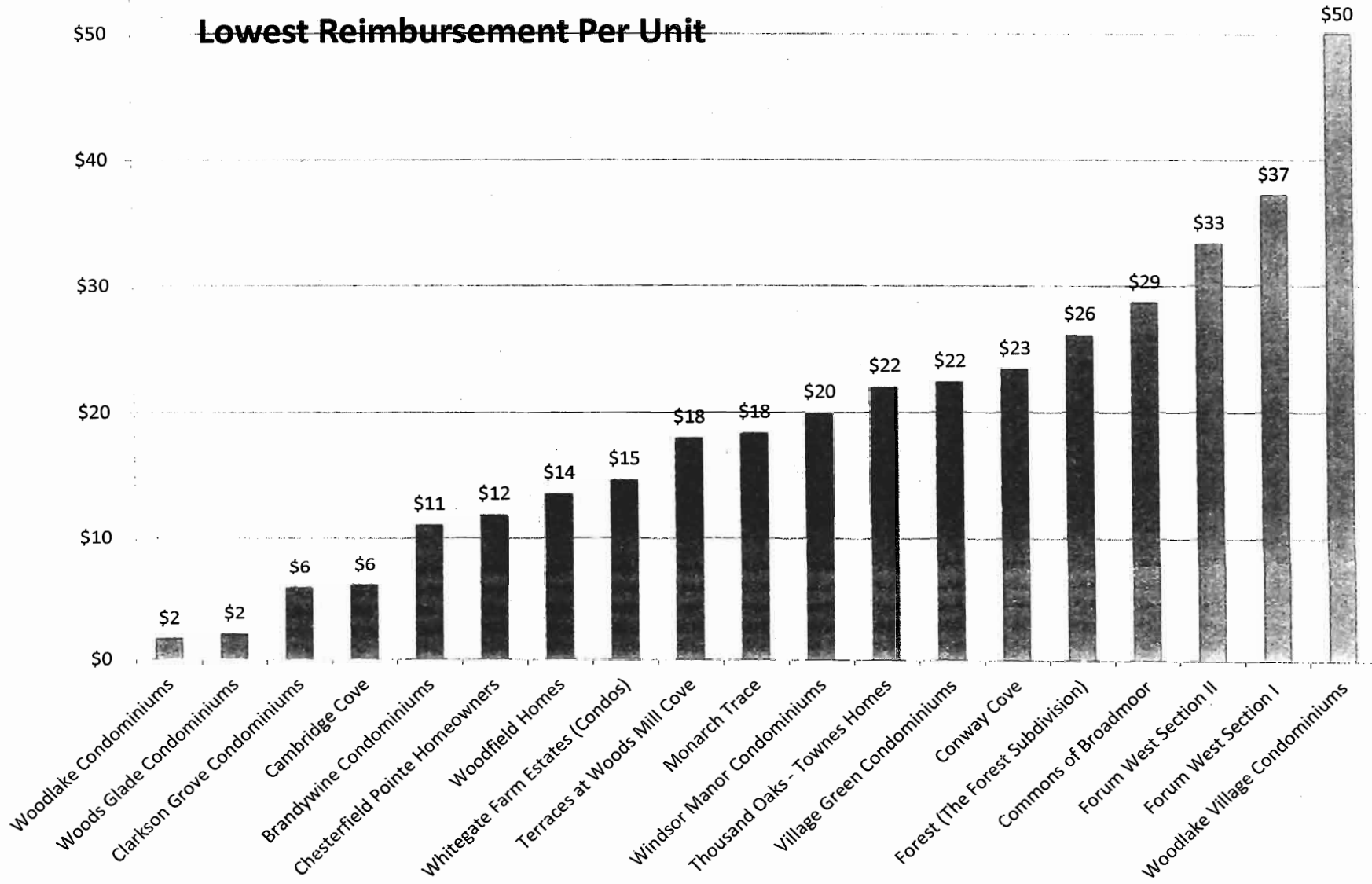
Average Annual Reimbursement Condominium Style Subdivisions

Graph #5



**Condominium Style Subdivisions
Reimbursement in Year 2005
Lowest Reimbursement Per Unit**

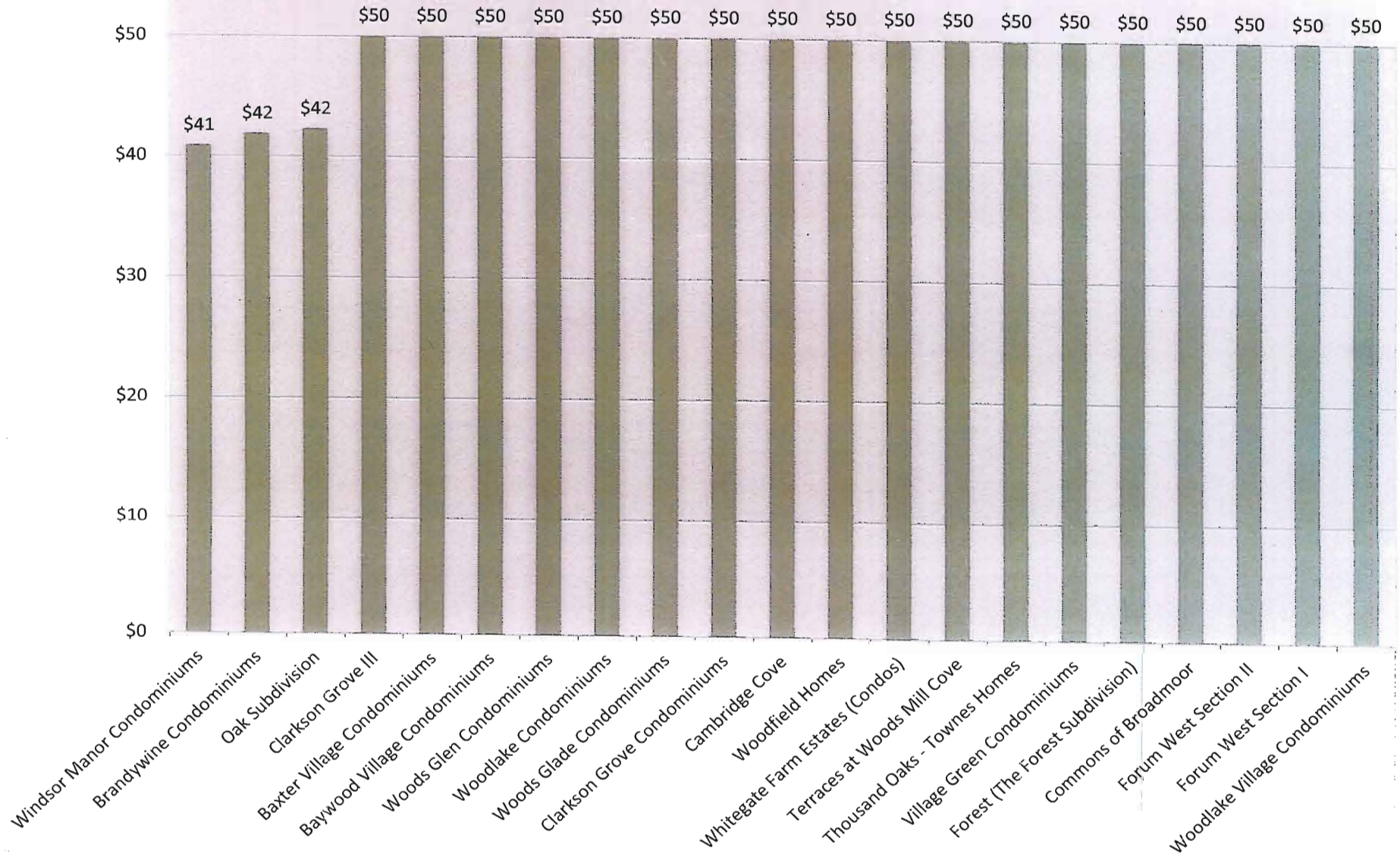
Graph #6



Condominium Style Subdivisions Reimbursement Year - 2002

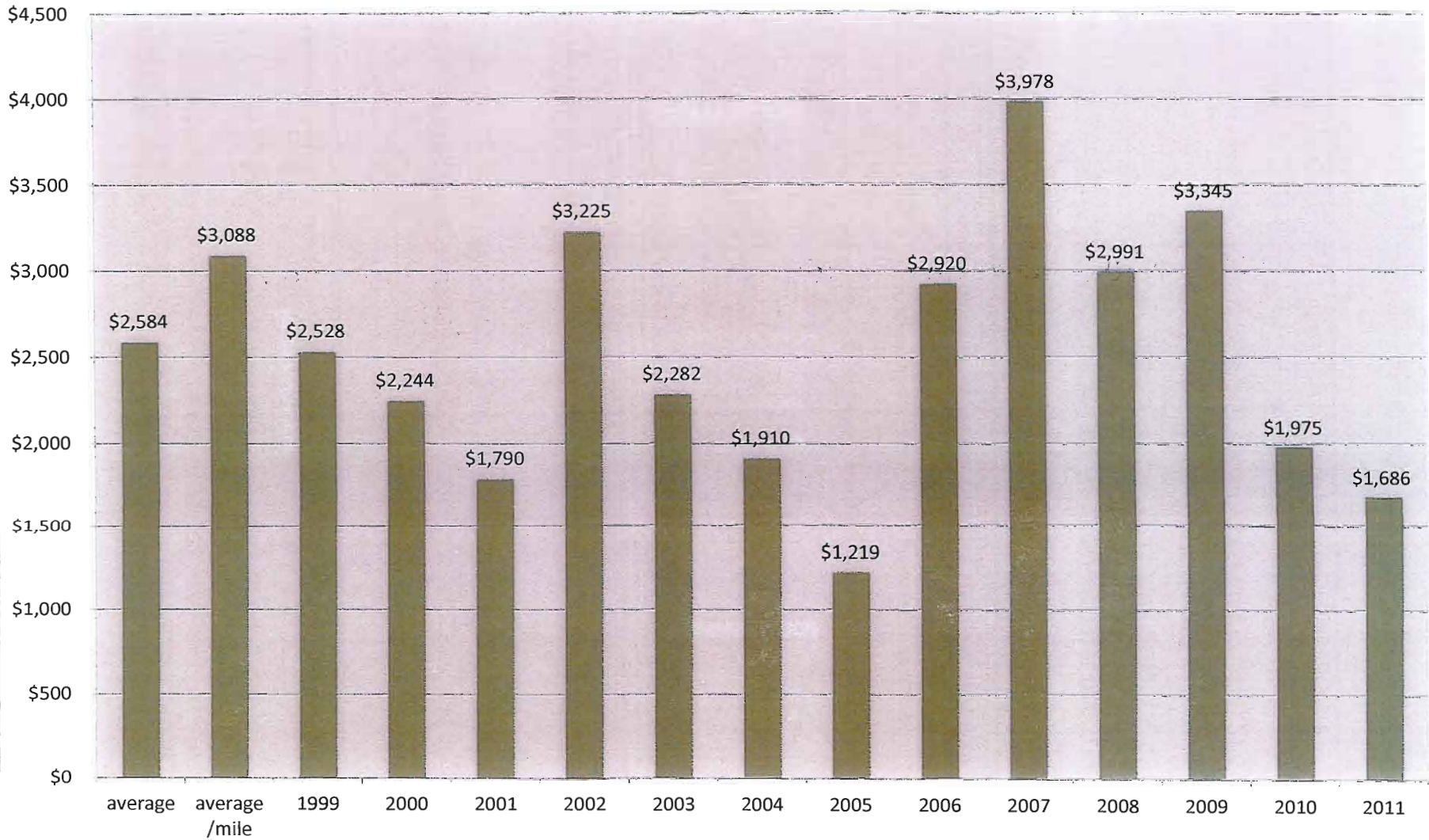
Graph #7

Highest Reimbursement Per Unit



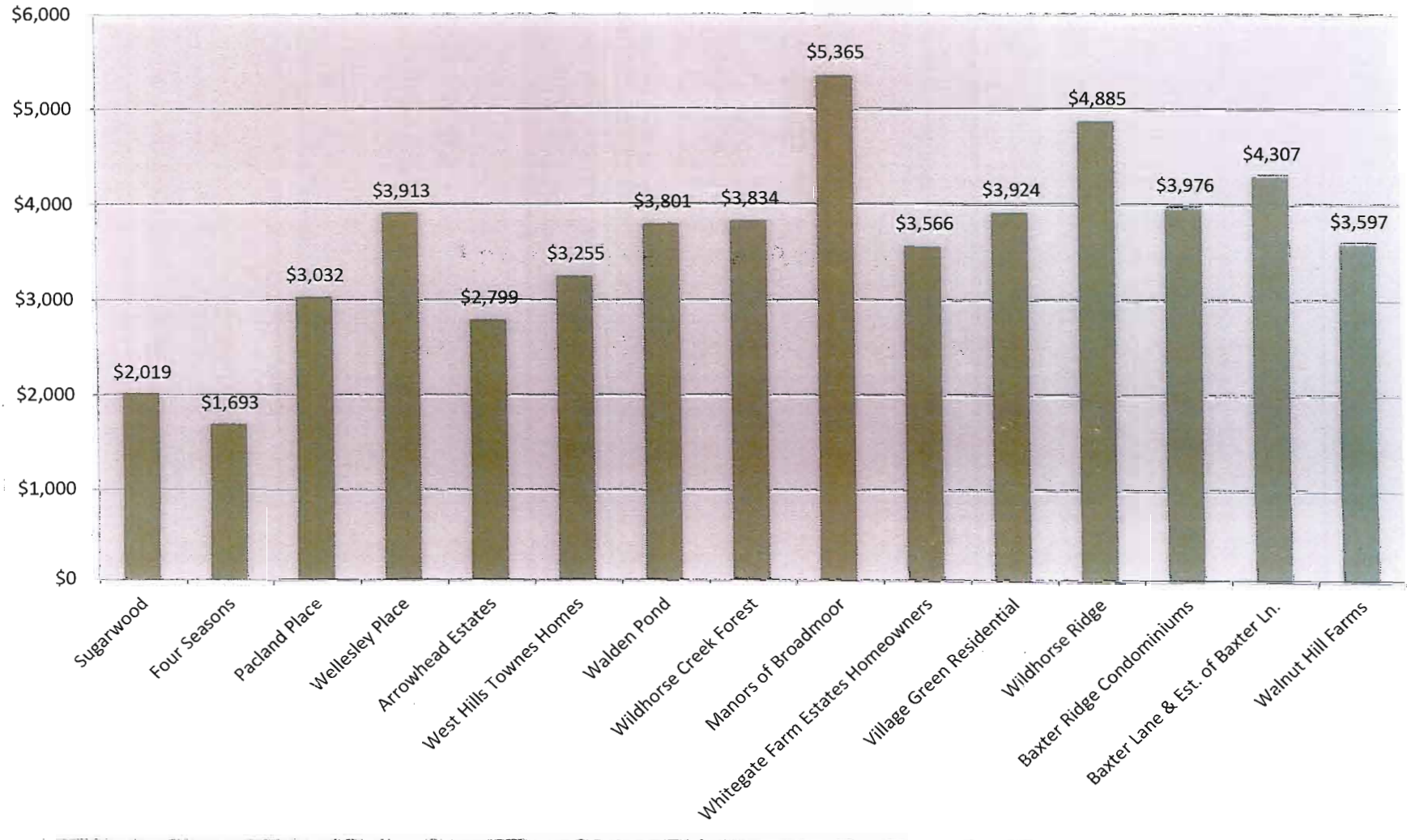
Actual Average Annual Reimbursements Large Lot Style Subdivisions

Graph #8



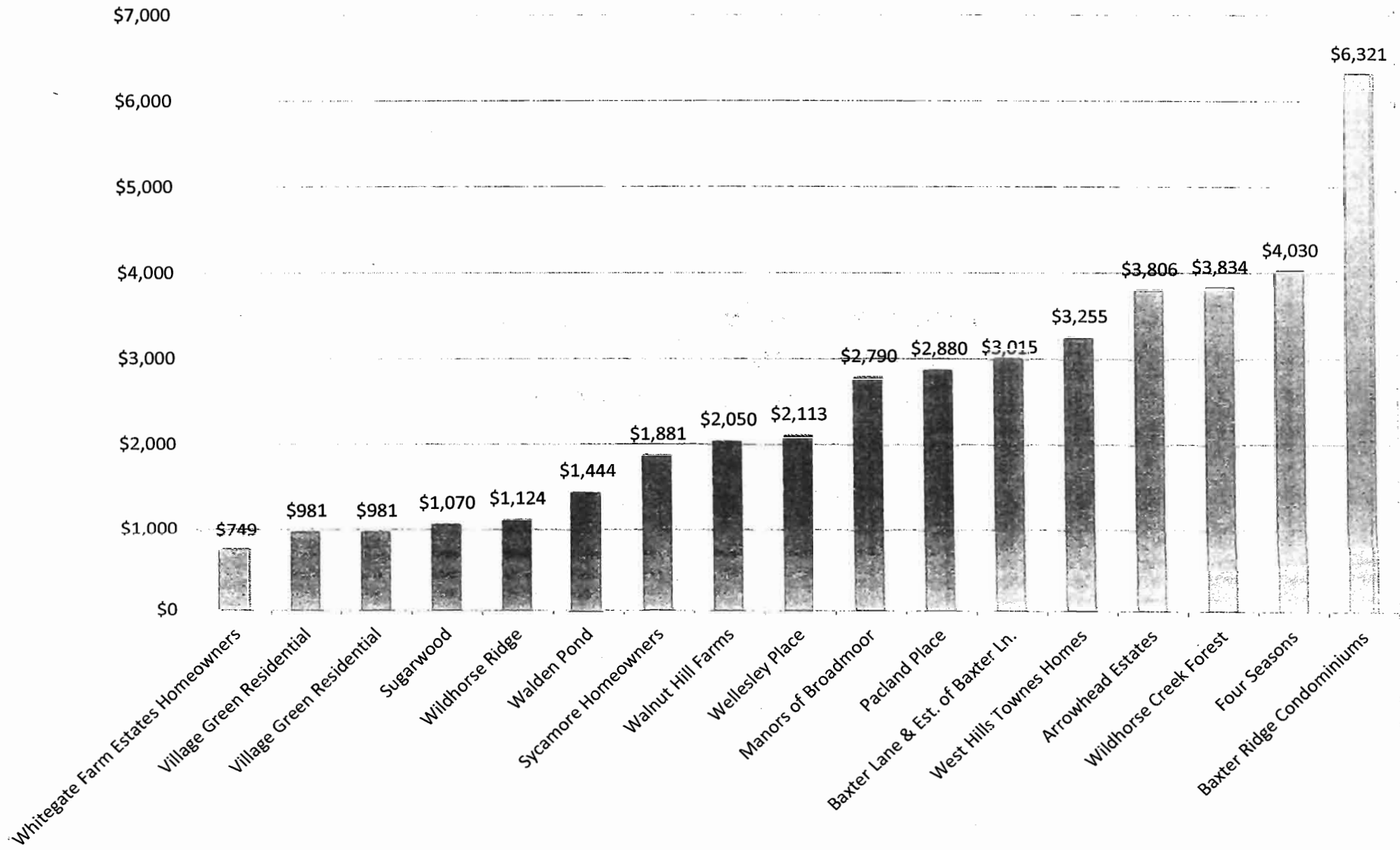
Average Actual Reimbursement Large Lot Style Subdivisions Reimbursement per Mile

Graph #9



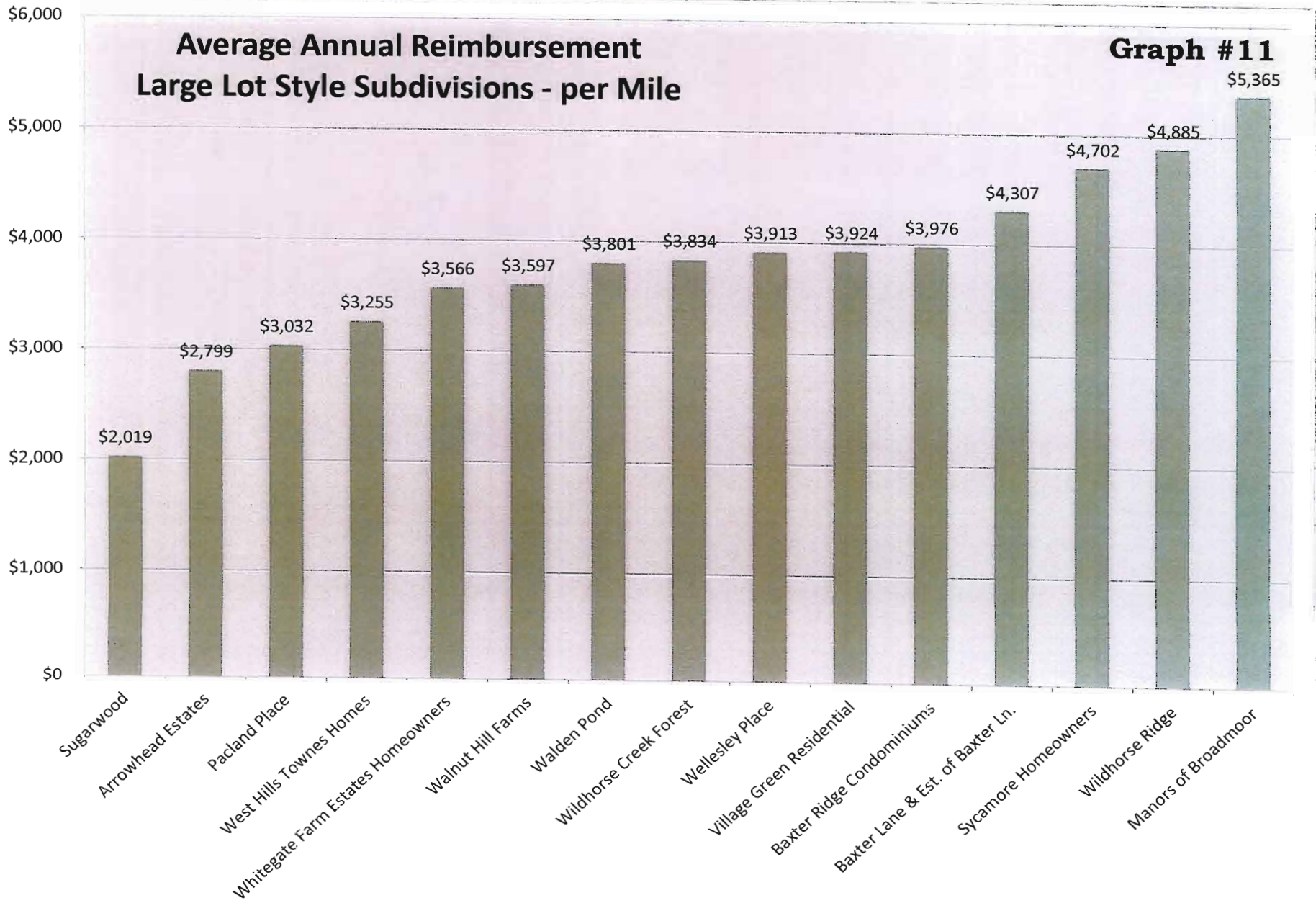
Average Annual Reimbursement Large Lot Style Subdivisions

Graph #10



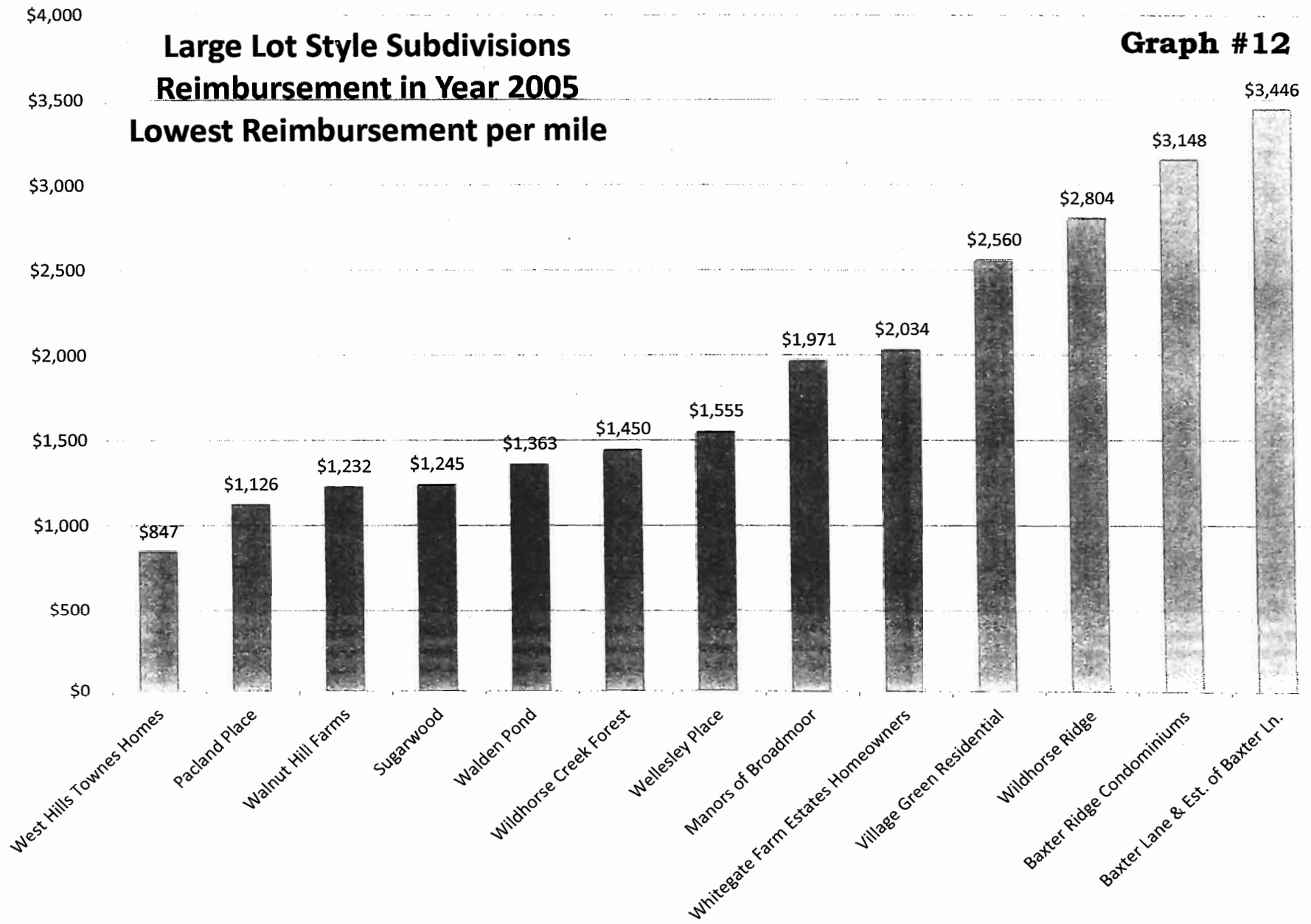
Average Annual Reimbursement Large Lot Style Subdivisions - per Mile

Graph # 11



**Large Lot Style Subdivisions
Reimbursement in Year 2005
Lowest Reimbursement per mile**

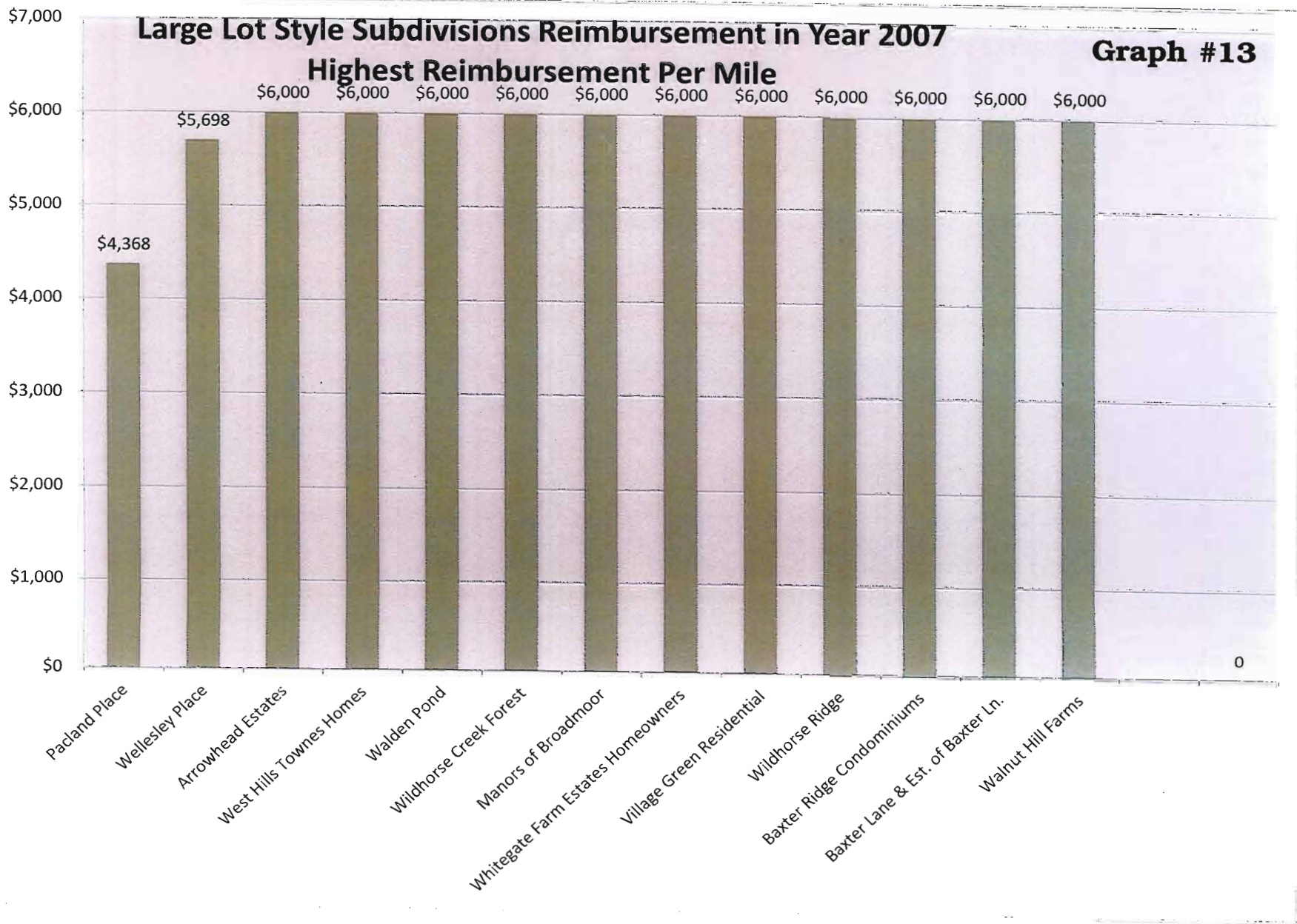
Graph #12



Large Lot Style Subdivisions Reimbursement in Year 2007

Graph #13

Highest Reimbursement Per Mile



Subdivisions reimbursed on a "Per Unit" basis

	average	average / Unit	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Justus Pointe Condominium Assoc.	\$127	\$16	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85	\$170	\$0
Creve Coeur Crossing	\$1,350	\$16	\$0	\$0	\$0	\$0	\$960	\$1,824	\$0	\$0	\$0	\$0	\$0	\$1,785	\$830
Manors of Broadmoor	\$2,237	\$26	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,849	\$2,625
Thousand Oaks - Townes Homes	\$5,230	\$27	\$5,521	\$4,339	\$2,938	\$9,650	\$7,050	\$4,850	\$4,250	\$5,520	\$4,770	\$5,080	\$4,690	\$4,101	\$0
Oak Subdivision	\$2,870	\$28	\$5,150	\$3,980	\$3,270	\$4,355	\$43	\$488	\$0	\$2,675	\$5,150	\$2,763	\$1,513	\$2,188	\$0
Brandywine Condominiums	\$4,896	\$28	\$3,425	\$3,535	\$2,310	\$7,244	\$3,283	\$4,519	\$1,917	\$4,958	\$8,650	\$7,426	\$8,650	\$3,676	\$4,062
Baywood Village Condominiums	\$4,990	\$31	\$5,741	\$6,057	\$3,565	\$8,050	\$8,050	\$980	\$0	\$5,350	\$5,520	\$4,920	\$4,920	\$3,421	\$3,240
Woods Glen Condominiums	\$3,568	\$32	\$5,550	\$5,550	\$5,550	\$5,550	\$1,925	\$200	\$140	\$3,750	\$2,610	\$5,550	\$5,550	\$2,358	\$2,105
Woodlake Condominiums	\$2,701	\$32	\$4,200	\$4,200	\$3,320	\$4,200	\$1,338	\$150	\$140	\$2,250	\$3,222	\$4,200	\$4,200	\$1,785	\$1,910
Monarch Trace	\$3,102	\$32	\$0	\$0	\$0	\$0	\$0	\$0	\$1,765	\$3,675	\$4,800	\$2,990	\$4,800	\$2,040	\$1,646
Terraces at Woods Mill Cove	\$2,851	\$32	\$2,719	\$2,878	\$2,667	\$4,400	\$2,959	\$1,581	\$1,583	\$3,435	\$4,400	\$2,673	\$4,400	\$1,870	\$1,501
Clarkson Grove Condominiums	\$2,373	\$33	\$2,587	\$1,190	\$3,600	\$3,600	\$3,600	\$0	\$420	\$1,230	\$0	\$0	\$3,600	\$1,530	\$0
Woods Glade Condominiums	\$1,722	\$34	\$2,550	\$2,550	\$2,550	\$2,550	\$840	\$100	\$105	\$1,669	\$1,381	\$2,550	\$2,550	\$1,084	\$1,910
Chesterfield Pointe Homeowners	\$1,877	\$34	\$0	\$0	\$0	\$0	-	-	\$654	\$2,750	\$2,750	\$2,582	\$2,450	\$1,169	\$785
Conway Cove	\$1,868	\$35	\$0	\$0	\$0	\$0	\$2,638	\$1,700	\$1,265	\$0	\$0	\$0	\$0	\$0	\$0
Whitegate Farm Estates (Condos)	\$564	\$35	\$0	\$462	\$230	\$800	\$580	\$400	\$235	\$0	\$1,260	\$800	\$800	\$340	\$292
Windsor Manor Condominiums	\$1,557	\$35	\$1,425	\$973	\$568	\$1,798	\$2,200	\$1,421	\$879	\$2,200	\$2,200	\$2,200	\$2,200	\$334	\$1,848
Villas at Westmeade	\$1,147	\$36	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,600	\$1,600	\$680	\$710
Village Green Condominiums	\$1,212	\$37	\$0	\$465	\$0	\$1,650	\$1,650	\$1,650	\$740	\$1,650	\$1,238	\$916	\$1,650	\$701	\$1,023
Clarkson Grove III	\$301	\$38	\$0	\$0	\$0	\$400	\$140	\$0	\$0	\$200	\$400	\$400	\$400	\$170	\$0
Baxter Village Condominiums	\$1,134	\$38	\$1,500	\$1,000	\$1,500	\$1,500	\$1,500	\$935	\$0	\$525	\$1,030	\$1,373	\$1,500	\$637	\$606
Woodfield Homes	\$2,567	\$39	\$3,300	\$2,490	\$2,080	\$3,300	\$3,300	\$1,380	\$895	\$3,300	\$3,300	\$2,370	\$3,300	\$1,402	\$2,959
Forest (The Forest Subdivision)	\$3,979	\$41	\$4,101	\$4,288	\$2,570	\$4,900	\$4,900	\$3,920	\$2,564	\$4,900	\$4,900	\$4,823	\$4,900	\$2,082	\$2,886
Commons of Broadmoor	\$8,796	\$41	\$10,000	\$10,800	\$10,800	\$10,800	\$10,800	\$7,400	\$6,200	\$10,600	\$10,800	\$3,633	\$10,800	\$4,589	\$7,125
Cambridge Cove	\$1,732	\$41	\$2,100	\$1,882	\$2,100	\$2,100	\$808	\$2,100	\$255	\$2,100	\$2,100	\$2,100	\$2,100	\$892	\$1,884
Parkway Townhouses at Village Green	\$2,344	\$43	\$0	\$0	\$0	\$0	\$2,700	\$1,275	\$0	\$2,700	\$2,700	\$0	\$0	\$0	\$0
Forum West Section II	\$3,373	\$44	\$3,850	\$3,850	\$3,050	\$3,850	\$3,400	\$3,850	\$2,570	\$3,850	\$3,850	\$3,850	\$3,850	\$1,636	\$2,395
Woodlake Village Condominiums	\$3,110	\$44	\$2,915	\$1,417	\$3,251	\$3,500	\$3,500	\$3,361	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$1,487	\$3,500
Forum West Section I	\$3,114	\$45	\$3,450	\$3,450	\$3,050	\$3,450	\$3,400	\$3,450	\$2,570	\$3,450	\$3,450	\$3,450	\$3,450	\$1,466	\$2,395
Average	\$2,645	\$34	\$2,417	\$2,254	\$2,033	\$3,022	\$2,556	\$1,698	\$1,126	\$2,444	\$2,890	\$2,495	\$3,016	\$1,567	\$1,663
Number of participants	29	29	18	20	19	21	24	22	20	22	23	23	25	27	22
90th percentile	\$4,990	\$44	\$5,550	\$5,550	\$3,600	\$8,050	\$7,150	\$4,552	\$3,500	\$4,958	\$5,350	\$5,520	\$5,550	\$3,676	\$3,500
number below 90th percentile	4,990	44	5,550	5,550	3,600	8,050	7,150	4,552	3,500	4,958	5,350	5,520	5,550	3,676	3,500
80th percentile	\$3,568	\$41	\$4,200	\$4,200	\$3,270	\$4,900	\$3,520	\$3,530	\$2,564	\$3,750	\$4,800	\$4,200	\$4,800	\$2,188	\$2,886
number below 80th percentile	3,568	41	4,200	4,200	3,270	4,900	3,520	3,530	2,564	3,750	4,800	4,200	4,800	2,188	2,886
70th percentile	\$3,110	\$38	\$3,450	\$3,535	\$3,050	\$4,200	\$3,330	\$1,907	\$1,583	\$3,450	\$3,850	\$3,500	\$4,200	\$1,870	\$2,395
number below 70th percentile	3,110	38	3,450	3,535	3,050	4,200	3,330	1,907	1,583	3,450	3,850	3,500	4,200	1,870	2,395
60th percentile	\$2,851	\$36	\$2,915	\$2,550	\$2,570	\$3,500	\$2,804	\$1,609	\$879	\$2,750	\$3,300	\$2,763	\$3,500	\$1,785	\$1,910
number below 60th percentile	2,851	36	2,915	2,550	2,570	3,500	2,804	1,609	879	2,750	3,300	2,763	3,500	1,785	1,910
50th percentile	\$2,373	\$35	\$2,550	\$1,417	\$2,100	\$2,550	\$2,063	\$1,328	\$420	\$2,250	\$2,700	\$2,550	\$2,550	\$1,487	\$1,646
number below 50th percentile	2,373	35	2,550	1,417	2,100	2,550	2,063	1,328	420	2,250	2,700	2,550	2,550	1,487	1,646

Subdivisions reimbursed on a "Per Mile" basis

	average	average /mile	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Wildhorse Point															
Deepwood	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Riverscene Estates	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Four Seasons	\$4,030	\$1,693	\$3,886	\$3,027	\$2,641	\$6,341	\$0	\$1,855	\$1,700	\$3,963	\$7,131	\$4,626	\$6,024	\$4,793	\$2,368
Sugarwood	\$1,070	\$2,019	\$520	\$460	\$625	\$2,730	\$1,200	\$660	\$660	\$1,425	-	-	-	\$1,351	-
Arrowhead Estates	\$3,806	\$2,799	\$3,110	-	-	\$3,610	\$1,550	\$2,325	\$0	\$1,270	\$8,160	\$4,940	\$7,070	\$3,468	\$2,560
Pacland Place	\$2,880	\$3,032	\$4,140	\$2,890	\$1,600	\$4,440	\$3,225	\$1,565	\$1,070	\$1,890	\$4,150	\$4,440	\$4,440	\$2,422	\$1,170
West Hills Townes Homes	\$3,255	\$3,255	\$4,435	\$3,231	\$1,863	\$3,855	\$4,039	\$1,060	\$847	\$5,001	\$6,000	\$3,715	\$4,121	\$2,550	\$1,605
Whitegate Farm Estates Homeowners	\$749	\$3,566	\$770	\$845	\$244	\$800	\$354	\$652	\$427	\$1,260	\$1,260	\$1,043	\$1,260	\$535	\$285
Walnut Hill Farms	\$2,050	\$3,597	\$362	\$875	\$1,026	\$3,354	\$2,394	\$1,743	\$702	\$3,420	\$3,420	\$2,825	\$3,420	\$1,453	\$1,660
Walden Pond	\$1,444	\$3,801	\$960	\$1,771	\$0	\$2,280	\$2,280	\$888	\$518	\$1,920	\$2,280	\$1,781	\$1,285	\$969	\$400
Wildhorse Creek Forest	\$3,834	\$3,834	\$440	\$2,700	\$2,475	\$4,740	\$4,700	\$2,975	\$1,450	\$6,000	\$6,000	\$5,110	\$6,000	\$2,550	\$4,700
Wellesley Place	\$2,113	\$3,913	\$3,240	\$1,651	\$1,505	\$2,655	\$2,469	\$1,733	\$840	\$2,707	\$3,077	\$2,153	\$2,339	\$1,377	\$1,722
Village Green Residential	\$981	\$3,924	-	\$875	\$112	\$1,154	\$1,500	\$966	\$640	\$1,500	\$1,500	\$432	\$1,474	\$637	\$0
Baxter Ridge Condominiums	\$6,321	\$3,976	\$8,575	\$5,565	\$6,145	\$8,365	\$4,800	\$6,164	\$5,005	\$7,088	\$9,540	\$8,448	\$6,505	\$4,054	\$1,922
Baxter Lane & Est. of Baxter Ln.	\$3,015	\$4,307	\$2,741	\$3,675	\$1,464	\$4,200	\$3,566	\$4,090	\$2,412	\$4,200	\$4,200	\$828	-	\$1,785	-
Sycamore Homeowners	\$1,881	\$4,702	\$2,400	\$2,400	\$1,820	\$2,400	\$680	\$0	\$0	\$2,400	\$2,400	\$2,000	\$1,288	\$1,020	-
Wildhorse Ridge	\$1,124	\$4,885	\$675	\$1,063	-	\$0	\$1,380	\$1,300	\$645	\$1,380	\$1,380	\$1,380	\$1,380	\$586	\$1,190
Manors of Broadmoor	\$2,790	\$5,365	\$2,730	\$3,120	\$3,120	\$3,120	\$2,930	\$2,388	\$1,025	\$3,120	\$3,120	\$3,120	\$2,896	-	-

	average	average /mile	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Average	\$2,584	\$3,088	\$2,528	\$2,244	\$1,790	\$3,225	\$2,282	\$1,910	\$1,219	\$2,920	\$3,978	\$2,991	\$3,345	\$1,975	\$1,686
Number of participants	16	16	16	16	14	16	16	16	15	17	16	16	15	16	12
90th percentile	\$4,717	\$4,885	\$5,263	\$4,053	\$4,028	\$6,544	\$4,710	\$4,297	\$2,671	\$6,109	\$8,436	\$5,777	\$6,675	\$4,202	\$3,630
number below 90th percentile	15	15	15	15	13	15	15	15	14	16	15	15	14	15	11
80th percentile	\$3,823	\$4,307	\$3,988	\$3,164	\$2,574	\$4,500	\$3,661	\$2,505	\$2,005	\$4,360	\$6,452	\$4,751	\$6,015	\$2,917	\$2,368
number below 80th percentile	12	13	13	13	11	13	13	13	12	14	13	13	12	13	9
70th percentile	\$3,231	\$3,924	\$3,188	\$2,972	\$2,001	\$3,959	\$3,019	\$2,100	\$1,525	\$3,583	\$5,280	\$4,150	\$4,408	\$2,499	\$2,011
number below 70th percentile	11	11	11	11	14	11	11	11	11	17	11	11	10	11	8
60th percentile	\$2,907	\$3,834	\$2,739	\$2,640	\$1,891	\$3,456	\$2,424	\$1,915	\$1,043	\$2,872	\$4,004	\$3,061	\$3,560	\$2,010	\$1,922
number below 60th percentile	9	9	9	9	9	9	9	10	9	10	9	9	9	9	7
50th percentile	\$2,451	\$3,597	\$2,400	\$2,000	\$1,710	\$2,925	\$2,142	\$1,738	\$843	\$2,203	\$3,120	\$2,153	\$2,618	\$1,785	\$1,691
number below 50th percentile	6	6	7	7	7	7	7	8	7	8	7	8	7	9	6

GREATER THAN \$5500/MILE

Subdivisions reimbursed on a "Per Mile" basis

UNIT VALUES

	average	average	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
		/mile													
Wildhorse Point															
Deepwood															
Riverscene Estates															
Sycamore Homeowners			\$6,000	\$6,000	\$4,550	\$6,000	\$1,700	\$0	\$0	\$6,000	\$6,000	\$5,000	\$3,219	\$2,550	\$0
Sugarwood			\$981	\$868	\$1,179	\$5,151	\$2,264	\$1,245	\$1,245	\$2,689	\$0	\$0	\$0	\$2,550	\$0
Four Seasons			\$1,633	\$1,272	\$1,110	\$2,664	\$0	\$779	\$714	\$1,665	\$2,996	\$1,944	\$2,531	\$2,014	\$995
Pacland Place			\$4,358	\$3,042	\$1,684	\$4,674	\$3,395	\$1,647	\$1,126	\$1,989	\$4,368	\$4,674	\$4,674	\$2,550	\$1,232
Wellesley Place			\$6,000	\$3,058	\$2,786	\$4,916	\$4,572	\$3,210	\$1,555	\$5,014	\$5,698	\$3,986	\$4,332	\$2,550	\$3,189
Whitegate Farm Estates Homeowners			\$3,667	\$4,024	\$1,163	\$3,810	\$1,688	\$3,106	\$2,034	\$6,000	\$6,000	\$4,964	\$6,000	\$2,550	\$1,357
Arrowhead Estates			\$2,287	\$0	\$0	\$2,654	\$1,140	\$1,710	\$0	\$934	\$6,000	\$3,632	\$5,199	\$2,550	\$1,882
West Hills Townes Homes			\$4,435	\$3,231	\$1,863	\$3,855	\$4,039	\$1,060	\$847	\$5,001	\$6,000	\$3,715	\$4,121	\$2,550	\$1,605
Walden Pond			\$2,526	\$4,661	\$0	\$6,000	\$6,000	\$2,337	\$1,363	\$5,053	\$6,000	\$4,687	\$3,382	\$2,550	\$1,053
Wildhorse Creek Forest			\$440	\$2,700	\$2,475	\$4,740	\$4,700	\$2,975	\$1,450	\$6,000	\$6,000	\$5,110	\$6,000	\$2,550	\$4,700
Manors of Broadmoor			\$5,250	\$6,000	\$6,000	\$6,000	\$5,635	\$4,591	\$1,971	\$6,000	\$6,000	\$6,000	\$5,569	\$0	\$0
Village Green Residential			\$0	\$3,500	\$448	\$4,615	\$6,000	\$3,863	\$2,560	\$6,000	\$6,000	\$1,728	\$5,896	\$2,550	\$0
Wildhorse Ridge			\$2,935	\$4,620	\$0	\$0	\$6,000	\$5,652	\$2,804	\$6,000	\$6,000	\$6,000	\$6,000	\$2,550	\$5,174
Baxter Ridge Condominiums			\$5,393	\$3,500	\$3,865	\$5,261	\$3,019	\$3,877	\$3,148	\$4,458	\$6,000	\$5,313	\$4,091	\$2,550	\$1,209
Baxter Lane & Est. of Baxter Ln.			\$3,916	\$5,250	\$2,091	\$6,000	\$5,094	\$5,843	\$3,446	\$6,000	\$6,000	\$1,183	\$0	\$2,550	\$0
Walnut Hill Farms			\$635	\$1,535	\$1,800	\$5,884	\$4,200	\$3,058	\$1,232	\$6,000	\$6,000	\$4,956	\$6,000	\$2,550	\$2,912

GREATER THAN \$5000/MILE

Subdivisions reimbursed on a "Per Mile" basis

UNIT VALUES

	average	average /mile	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Wildhorse Point															
Deepwood															
Riverscene Estates															
Sycamore Homeowners			\$6,000	\$6,000	\$4,550	\$6,000	\$1,700	\$0	\$0	\$6,000	\$6,000	\$5,000	\$3,219	\$2,550	\$0
Sugarwood			\$981	\$868	\$1,179	\$5,151	\$2,264	\$1,245	\$1,245	\$2,689	\$0	\$0	\$0	\$2,550	\$0
Four Seasons			\$1,633	\$1,272	\$1,110	\$2,664	\$0	\$779	\$714	\$1,665	\$2,996	\$1,944	\$2,531	\$2,014	\$995
Pacland Place			\$4,358	\$3,042	\$1,684	\$4,674	\$3,395	\$1,647	\$1,126	\$1,989	\$4,368	\$4,674	\$4,674	\$2,550	\$1,232
Wellesley Place			\$6,000	\$3,058	\$2,786	\$4,916	\$4,572	\$3,210	\$1,555	\$5,014	\$5,698	\$3,986	\$4,332	\$2,550	\$3,189
Whitegate Farm Estates Homeowners			\$3,667	\$4,024	\$1,163	\$3,810	\$1,688	\$3,106	\$2,034	\$6,000	\$6,000	\$4,964	\$6,000	\$2,550	\$1,357
Arrowhead Estates			\$2,287	\$0	\$0	\$2,654	\$1,140	\$1,710	\$0	\$934	\$6,000	\$3,632	\$5,199	\$2,550	\$1,882
West Hills Townes Homes			\$4,435	\$3,231	\$1,863	\$3,855	\$4,039	\$1,060	\$847	\$5,001	\$6,000	\$3,715	\$4,121	\$2,550	\$1,605
Walden Pond			\$2,526	\$4,661	\$0	\$6,000	\$6,000	\$2,337	\$1,363	\$5,053	\$6,000	\$4,687	\$3,382	\$2,550	\$1,053
Wildhorse Creek Forest			\$440	\$2,700	\$2,475	\$4,740	\$4,700	\$2,975	\$1,450	\$6,000	\$6,000	\$5,110	\$6,000	\$2,550	\$4,700
Manors of Broadmoor			\$5,250	\$6,000	\$6,000	\$6,000	\$5,635	\$4,591	\$1,971	\$6,000	\$6,000	\$6,000	\$5,569	\$0	\$0
Village Green Residential			\$0	\$3,500	\$448	\$4,615	\$6,000	\$3,863	\$2,560	\$6,000	\$6,000	\$1,728	\$5,896	\$2,550	\$0
Wildhorse Ridge			\$2,935	\$4,620	\$0	\$0	\$6,000	\$5,652	\$2,804	\$6,000	\$6,000	\$6,000	\$6,000	\$2,550	\$5,174
Baxter Ridge Condominiums			\$5,393	\$3,500	\$3,865	\$5,261	\$3,019	\$3,877	\$3,148	\$4,458	\$6,000	\$5,313	\$4,091	\$2,550	\$1,209
Baxter Lane & Est. of Baxter Ln.			\$3,916	\$5,250	\$2,091	\$6,000	\$5,094	\$5,843	\$3,446	\$6,000	\$6,000	\$1,183	\$0	\$2,550	\$0
Walnut Hill Farms			\$635	\$1,535	\$1,800	\$5,884	\$4,200	\$3,058	\$1,232	\$6,000	\$6,000	\$4,956	\$6,000	\$2,550	\$2,912

GREATER THAN \$4,500 /MILE

Subdivisions Reimbursed on a "Per Mile Basis

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Wildhorse Point	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Deepwood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Riverscene Estates	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arrowhead Estates	\$2,287	\$0	\$0	\$2,654	\$1,140	\$1,710	\$0	\$934	\$6,000	\$3,632	\$5,199	\$2,550	\$1,882
Sycamore Homeowners	\$6,000	\$6,000	\$4,550	\$6,000	\$1,700	\$0	\$0	\$6,000	\$6,000	\$5,000	\$3,219	\$2,550	\$0
Four Seasons	\$1,633	\$1,272	\$1,110	\$2,664	\$0	\$779	\$714	\$1,665	\$2,996	\$1,944	\$2,531	\$2,014	\$995
West Hills Townes Homes	\$4,435	\$1,651	\$1,505	\$3,855	\$4,039	\$1,060	\$847	\$5,001	\$6,000	\$3,715	\$4,121	\$2,550	\$1,605
Walnut Hill Farms	\$635	\$3,107	\$0	\$5,884	\$4,200	\$3,058	\$1,232	\$6,000	\$6,000	\$4,956	\$6,000	\$2,550	\$2,912
Sugarwood	\$981	\$868	\$1,179	\$5,151	\$2,264	\$1,245	\$1,245	\$2,689	\$0	\$0	\$0	\$2,550	\$0
Walden Pond	\$2,526	\$2,303	\$295	\$6,000	\$6,000	\$2,337	\$1,363	\$5,053	\$6,000	\$4,687	\$3,382	\$2,550	\$1,053
Pacland Place	\$5,595	\$3,905	\$2,162	\$6,000	\$4,358	\$2,115	\$1,446	\$2,554	\$5,608	\$6,000	\$6,000	\$3,273	\$1,581
Wildhorse Creek Forest	\$440	\$845	\$244	\$4,740	\$4,700	\$2,975	\$1,450	\$6,000	\$6,000	\$5,110	\$6,000	\$2,550	\$4,700
Wellesley Place	\$6,000	\$1,059	\$1,900	\$4,916	\$4,572	\$3,210	\$1,555	\$5,014	\$5,698	\$3,986	\$4,332	\$2,550	\$3,189
Whitegate Farm Estates Homeowners	\$0	\$11,967	\$6,900	\$3,268	\$1,313	\$2,416	\$1,582	\$4,667	\$4,667	\$3,861	\$4,667	\$1,983	\$1,056
Manors of Broadmoor	\$5,250	\$6,000	\$6,000	\$6,000	\$5,635	\$4,591	\$1,971	\$6,000	\$6,000	\$6,000	\$5,569	\$0	\$0
Village Green Residential	\$0	\$0	\$0	\$4,615	\$6,000	\$3,863	\$2,560	\$6,000	\$6,000	\$1,728	\$5,896	\$2,550	\$0
Wildhorse Ridge	\$2,935	\$0	\$0	\$0	\$6,000	\$5,652	\$2,804	\$6,000	\$6,000	\$6,000	\$6,000	\$2,550	\$5,174
Baxter Ridge Condominiums	\$5,393	\$3,500	\$3,865	\$5,261	\$3,019	\$3,877	\$3,148	\$4,458	\$6,000	\$5,313	\$4,091	\$2,550	\$1,209
Baxter Lane & Est. of Baxter Ln.	\$3,916	\$5,250	\$2,091	\$6,000	\$5,094	\$5,843	\$3,446	\$6,000	\$6,000	\$1,183	\$0	\$2,550	\$0

GREATER THAN \$4000/MILE

Subdivisions reimbursed on a "Per Mile" basis

UNIT VALUES

	average	average	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
		/mile													
Wildhorse Point															
Deepwood															
Riverscene Estates															
Sycamore Homeowners			\$6,000	\$6,000	\$4,550	\$6,000	\$1,700	\$0	\$0	\$6,000	\$6,000	\$5,000	\$3,219	\$2,550	\$0
Sugarwood			\$981	\$868	\$1,179	\$5,151	\$2,264	\$1,245	\$1,245	\$2,689	\$0	\$0	\$0	\$2,550	\$0
Four Seasons			\$1,633	\$1,272	\$1,110	\$2,664	\$0	\$779	\$714	\$1,665	\$2,996	\$1,944	\$2,531	\$2,014	\$995
Pacland Place			\$4,358	\$3,042	\$1,684	\$4,674	\$3,395	\$1,647	\$1,126	\$1,989	\$4,368	\$4,674	\$4,674	\$2,550	\$1,232
Wellesley Place			\$6,000	\$3,058	\$2,786	\$4,916	\$4,572	\$3,210	\$1,555	\$5,014	\$5,698	\$3,986	\$4,332	\$2,550	\$3,189
Whitegate Farm Estates Homeowners			\$3,667	\$4,024	\$1,163	\$3,810	\$1,688	\$3,106	\$2,034	\$6,000	\$6,000	\$4,964	\$6,000	\$2,550	\$1,357
Arrowhead Estates			\$2,287	\$0	\$0	\$2,654	\$1,140	\$1,710	\$0	\$934	\$6,000	\$3,632	\$5,199	\$2,550	\$1,882
West Hills Townes Homes			\$4,435	\$3,231	\$1,863	\$3,855	\$4,039	\$1,060	\$847	\$5,001	\$6,000	\$3,715	\$4,121	\$2,550	\$1,605
Walden Pond			\$2,526	\$4,661	\$0	\$6,000	\$6,000	\$2,337	\$1,363	\$5,053	\$6,000	\$4,687	\$3,382	\$2,550	\$1,053
Wildhorse Creek Forest			\$440	\$2,700	\$2,475	\$4,740	\$4,700	\$2,975	\$1,450	\$6,000	\$6,000	\$5,110	\$6,000	\$2,550	\$4,700
Manors of Broadmoor			\$5,250	\$6,000	\$6,000	\$6,000	\$5,635	\$4,591	\$1,971	\$6,000	\$6,000	\$6,000	\$5,569	\$0	\$0
Village Green Residential			\$0	\$3,500	\$448	\$4,615	\$6,000	\$3,863	\$2,560	\$6,000	\$6,000	\$1,728	\$5,896	\$2,550	\$0
Wildhorse Ridge			\$2,935	\$4,620	\$0	\$0	\$6,000	\$5,652	\$2,804	\$6,000	\$6,000	\$6,000	\$6,000	\$2,550	\$5,174
Baxter Ridge Condominiums			\$5,393	\$3,500	\$3,865	\$5,261	\$3,019	\$3,877	\$3,148	\$4,458	\$6,000	\$5,313	\$4,091	\$2,550	\$1,209
Baxter Lane & Est. of Baxter Ln.			\$3,916	\$5,250	\$2,091	\$6,000	\$5,094	\$5,843	\$3,446	\$6,000	\$6,000	\$1,183	\$0	\$2,550	\$0
Walnut Hill Farms			\$635	\$1,535	\$1,800	\$5,884	\$4,200	\$3,058	\$1,232	\$6,000	\$6,000	\$4,956	\$6,000	\$2,550	\$2,912

GREATER THAN \$3000/MILE

Subdivisions reimbursed on a "Per Mile" basis

UNIT VALUES

	average	average	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
		/mile													
Wildhorse Point															
Deepwood															
Riverscene Estates															
Sycamore Homeowners			\$6,000	\$6,000	\$4,550	\$6,000	\$1,700	\$0	\$0	\$6,000	\$6,000	\$5,000	\$3,219	\$2,550	\$0
Sugarwood			\$981	\$868	\$1,179	\$5,151	\$2,264	\$1,245	\$1,245	\$2,689	\$0	\$0	\$0	\$2,550	\$0
Four Seasons			\$1,633	\$1,272	\$1,110	\$2,664	\$0	\$779	\$714	\$1,665	\$2,996	\$1,944	\$2,531	\$2,014	\$995
Pacland Place			\$4,358	\$3,042	\$1,684	\$4,674	\$3,395	\$1,647	\$1,126	\$1,989	\$4,368	\$4,674	\$4,674	\$2,550	\$1,232
Wellesley Place			\$6,000	\$3,058	\$2,786	\$4,916	\$4,572	\$3,210	\$1,555	\$5,014	\$5,698	\$3,986	\$4,332	\$2,550	\$3,189
Whitegate Farm Estates Homeowners			\$3,667	\$4,024	\$1,163	\$3,810	\$1,688	\$3,106	\$2,034	\$6,000	\$6,000	\$4,964	\$6,000	\$2,550	\$1,357
Arrowhead Estates			\$2,287	\$0	\$0	\$2,654	\$1,140	\$1,710	\$0	\$934	\$6,000	\$3,632	\$5,199	\$2,550	\$1,882
West Hills Townes Homes			\$4,435	\$3,231	\$1,863	\$3,855	\$4,039	\$1,060	\$847	\$5,001	\$6,000	\$3,715	\$4,121	\$2,550	\$1,605
Walden Pond			\$2,526	\$4,661	\$0	\$6,000	\$6,000	\$2,337	\$1,363	\$5,053	\$6,000	\$4,687	\$3,382	\$2,550	\$1,053
Wildhorse Creek Forest			\$440	\$2,700	\$2,475	\$4,740	\$4,700	\$2,975	\$1,450	\$6,000	\$6,000	\$5,110	\$6,000	\$2,550	\$4,700
Manors of Broadmoor			\$5,250	\$6,000	\$6,000	\$6,000	\$5,635	\$4,591	\$1,971	\$6,000	\$6,000	\$6,000	\$5,569	\$0	\$0
Village Green Residential			\$0	\$3,500	\$448	\$4,615	\$6,000	\$3,863	\$2,560	\$6,000	\$6,000	\$1,728	\$5,896	\$2,550	\$0
Wildhorse Ridge			\$2,935	\$4,620	\$0	\$0	\$6,000	\$5,652	\$2,804	\$6,000	\$6,000	\$6,000	\$6,000	\$2,550	\$5,174
Baxter Ridge Condominiums			\$5,393	\$3,500	\$3,865	\$5,261	\$3,019	\$3,877	\$3,148	\$4,458	\$6,000	\$5,313	\$4,091	\$2,550	\$1,209
Baxter Lane & Est. of Baxter Ln.			\$3,916	\$5,250	\$2,091	\$6,000	\$5,094	\$5,843	\$3,446	\$6,000	\$6,000	\$1,183	\$0	\$2,550	\$0
Walnut Hill Farms			\$635	\$1,535	\$1,800	\$5,884	\$4,200	\$3,058	\$1,232	\$6,000	\$6,000	\$4,956	\$6,000	\$2,550	\$2,912

GREATER THAN \$45/UNIT

Subdivisions reimbursed on a "Per Unit" basis

UNIT VALUES

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Justus Pointe Condominium Assoc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11	\$ 21	\$ -
Creve Coeur Crossing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11	\$ 22	\$ -	\$ -	\$ -	\$ -	\$ 21	\$ 10
Manors of Broadmoor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21	\$ 30
Thousand Oaks - Townes Homes	\$ 29	\$ 22	\$ 15	\$ 50	\$ 37	\$ 25	\$ 22	\$ 29	\$ 25	\$ 26	\$ 24	\$ 21	\$ -
Oak Subdivision	\$ 50	\$ 39	\$ 32	\$ 42	\$ 0	\$ 5	\$ -	\$ 26	\$ 50	\$ 27	\$ 15	\$ 21	\$ -
Brandywine Condominiums	\$ 20	\$ 20	\$ 13	\$ 42	\$ 19	\$ 26	\$ 11	\$ 29	\$ 50	\$ 43	\$ 50	\$ 21	\$ 23
Baywood Village Condominiums	\$ 36	\$ 38	\$ 22	\$ 50	\$ 50	\$ 6	\$ -	\$ -	\$ 33	\$ 34	\$ 31	\$ 21	\$ 20
Woods Glen Condominiums	\$ 50	\$ 50	\$ 50	\$ 50	\$ 17	\$ 2	\$ 1	\$ 34	\$ 24	\$ 50	\$ 50	\$ 21	\$ 19
Woodlake Condominiums	\$ 50	\$ 50	\$ 40	\$ 50	\$ 16	\$ 2	\$ 2	\$ 27	\$ 38	\$ 50	\$ 50	\$ 21	\$ 23
Monarch Trace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18	\$ 38	\$ 50	\$ 31	\$ 21	\$ 17
Terraces at Woods Mill Cove	\$ 31	\$ 33	\$ 30	\$ 50	\$ 34	\$ 18	\$ 18	\$ 39	\$ 50	\$ 30	\$ 50	\$ 21	\$ 17
Clarkson Grove Condominiums	\$ 36	\$ 17	\$ 50	\$ 50	\$ 50	\$ -	\$ 6	\$ 17	\$ -	\$ -	\$ 50	\$ 21	\$ -
Woods Glade Condominiums	\$ 50	\$ 50	\$ 50	\$ 50	\$ 16	\$ 2	\$ 2	\$ 33	\$ 27	\$ 50	\$ 50	\$ 21	\$ 37
Chesterfield Pointe Homeowners	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12	\$ 50	\$ 47	\$ 45	\$ 21	\$ 14
Conway Cove	\$ -	\$ -	\$ -	\$ -	\$ 49	\$ 31	\$ 23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Whitegate Farm Estates (Condos)	\$ -	\$ 29	\$ 14	\$ 50	\$ 36	\$ 25	\$ 15	\$ -	\$ 79	\$ 50	\$ 50	\$ 21	\$ 18
Windsor Manor Condominiums	\$ 32	\$ 22	\$ 13	\$ 41	\$ 50	\$ 32	\$ 20	\$ 50	\$ 50	\$ 50	\$ 50	\$ 8	\$ 42
Villas at Westmeade	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21	\$ 22
Village Green Condominiums	\$ -	\$ 14	\$ -	\$ 50	\$ 50	\$ 50	\$ 22	\$ 50	\$ 38	\$ 28	\$ 50	\$ 21	\$ 31
Clarkson Grove III	\$ -	\$ -	\$ -	\$ 50	\$ 18	\$ -	\$ -	\$ 25	\$ 50	\$ 50	\$ 50	\$ 21	\$ -
Baxter Village Condominiums	\$ 50	\$ 33	\$ 50	\$ 50	\$ 50	\$ 31	\$ -	\$ 18	\$ 34	\$ 46	\$ 50	\$ 21	\$ 20
Woodfield Homes	\$ 50	\$ 38	\$ 32	\$ 50	\$ 50	\$ 21	\$ 14	\$ 50	\$ 50	\$ 36	\$ 50	\$ 21	\$ 45
Forest (The Forest Subdivision)	\$ 42	\$ 44	\$ 26	\$ 50	\$ 50	\$ 40	\$ 26	\$ 50	\$ 50	\$ 49	\$ 50	\$ 21	\$ 29
Commons of Broadmoor	\$ 46	\$ 50	\$ 50	\$ 50	\$ 50	\$ 34	\$ 29	\$ 49	\$ 50	\$ 17	\$ 50	\$ 21	\$ 33
Cambridge Cove	\$ 50	\$ 45	\$ 50	\$ 50	\$ 19	\$ 50	\$ 6	\$ 50	\$ 50	\$ 50	\$ 50	\$ 21	\$ 45
Parkway Townhouses at Village Green	\$ -	\$ -	\$ -	\$ -	\$ 50	\$ 24	\$ -	\$ 50	\$ 50	\$ -	\$ -	\$ -	\$ -
Forum West Section II	\$ 50	\$ 50	\$ 40	\$ 50	\$ 44	\$ 50	\$ 33	\$ 50	\$ 50	\$ 50	\$ 50	\$ 21	\$ 31
Woodlake Village Condominiums	\$ 42	\$ 20	\$ 46	\$ 50	\$ 50	\$ 48	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 21	\$ 50
Forum West Section I	\$ 50	\$ 50	\$ 44	\$ 50	\$ 49	\$ 50	\$ 37	\$ 50	\$ 50	\$ 50	\$ 50	\$ 21	\$ 35

GREATER THAN \$45/UNIT

Subdivisions Reimbursed on a "Per Residential Unit Basis

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Justus Pointe Condominium Assoc.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11	\$21	\$0
Villas at Westmeade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50	\$50	\$21	\$22
Creve Coeur Crossing	\$0	\$0	\$0	\$0	\$11	\$22	\$0	\$0	\$0	\$0	\$0	\$21	\$10
Manors of Broadmoor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21	\$30
Parkway Townhouses at Village Green	\$0	\$0	\$0	\$0	\$50	\$24	\$0	\$50	\$50	\$0	\$0	\$0	\$0
Conway Cove	\$0	\$0	\$0	\$0	\$49	\$31	\$0	\$0	\$0	\$67	\$0	\$0	\$0
Chesterfield Pointe Homeowners	\$0	\$0	\$0	\$0	\$0	\$0	\$12	\$50	\$50	\$47	\$45	\$21	\$14
Monarch Trace	\$0	\$0	\$0	\$0	\$0	\$0	\$18	\$38	\$50	\$31	\$50	\$21	\$17
Clarkson Grove III	\$0	\$0	\$0	\$6	\$2	\$0	\$0	\$3	\$6	\$6	\$6	\$2	\$0
Windsor Manor Condominiums	\$32	\$22	\$13	\$41	\$50	\$32	\$20	\$50	\$50	\$50	\$50	\$8	\$42
Brandywine Condominiums	\$20	\$20	\$13	\$42	\$19	\$26	\$11	\$29	\$50	\$43	\$50	\$21	\$23
Oak Subdivision	\$50	\$39	\$32	\$42	\$0	\$5	\$0	\$26	\$50	\$27	\$15	\$21	\$0
Baxter Village Condominiums	\$50	\$33	\$50	\$50	\$50	\$31	\$0	\$18	\$34	\$46	\$50	\$21	\$20
Baywood Village Condominiums	\$36	\$38	\$22	\$50	\$50	\$6	\$0	\$0	\$33	\$34	\$31	\$21	\$20
Woods Glen Condominiums	\$50	\$50	\$50	\$50	\$17	\$2	\$1	\$34	\$24	\$50	\$50	\$21	\$19
Woodlake Condominiums	\$50	\$50	\$40	\$50	\$16	\$2	\$2	\$27	\$38	\$50	\$50	\$21	\$23
Woods Glade Condominiums	\$50	\$50	\$50	\$50	\$16	\$2	\$2	\$33	\$27	\$50	\$50	\$21	\$37
Clarkson Grove Condominiums	\$36	\$17	\$50	\$50	\$50	\$0	\$6	\$17	\$0	\$0	\$50	\$21	\$0
Commons of Broadmoor	\$46	\$50	\$50	\$50	\$50	\$34	\$6	\$49	\$50	\$34	\$50	\$21	\$33
Cambridge Cove	\$50	\$45	\$50	\$50	\$19	\$50	\$6	\$50	\$50	\$50	\$50	\$21	\$45
Woodfield Homes	\$50	\$38	\$32	\$50	\$50	\$21	\$14	\$50	\$50	\$36	\$50	\$21	\$45
Whitegate Farm Estates (Condos)	\$48	\$29	\$14	\$50	\$36	\$25	\$15	\$0	\$79	\$50	\$50	\$21	\$18
Terraces at Woods Mill Cove	\$31	\$33	\$30	\$50	\$34	\$18	\$18	\$39	\$50	\$30	\$50	\$21	\$17
Thousand Oaks - Townes Homes	\$29	\$22	\$15	\$50	\$37	\$25	\$22	\$29	\$25	\$26	\$24	\$21	\$0
Village Green Condominiums	\$0	\$14	\$0	\$50	\$50	\$50	\$22	\$50	\$38	\$28	\$50	\$21	\$31
Forest (The Forest Subdivision)	\$42	\$44	\$26	\$50	\$50	\$40	\$26	\$50	\$50	\$49	\$50	\$21	\$29
Forum West Section II	\$50	\$50	\$40	\$50	\$44	\$50	\$33	\$50	\$50	\$50	\$50	\$21	\$31
Forum West Section I	\$50	\$50	\$44	\$50	\$49	\$50	\$37	\$50	\$50	\$50	\$50	\$21	\$35
Woodlake Village Condominiums	\$42	\$20	\$46	\$50	\$50	\$48	\$50	\$50	\$50	\$50	\$50	\$21	\$50

GREATER THAN \$40/UNIT

Subdivisions Reimbursed on a "Per Residential Unit Basis

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Justus Pointe Condominium Assoc.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11	\$21	\$0
Villas at Westmeade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50	\$50	\$21	\$22
Creve Coeur Crossing	\$0	\$0	\$0	\$0	\$11	\$22	\$0	\$0	\$0	\$0	\$0	\$21	\$10
Manors of Broadmoor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21	\$30
Parkway Townhouses at Village Green	\$0	\$0	\$0	\$0	\$50	\$24	\$0	\$50	\$50	\$0	\$0	\$0	\$0
Conway Cove	\$0	\$0	\$0	\$0	\$49	\$31	\$0	\$0	\$0	\$67	\$0	\$0	\$0
Chesterfield Pointe Homeowners	\$0	\$0	\$0	\$0	\$0	\$0	\$12	\$50	\$50	\$47	\$45	\$21	\$14
Monarch Trace	\$0	\$0	\$0	\$0	\$0	\$0	\$18	\$38	\$50	\$31	\$50	\$21	\$17
Clarkson Grove III	\$0	\$0	\$0	\$6	\$2	\$0	\$0	\$3	\$6	\$6	\$6	\$2	\$0
Windsor Manor Condominiums	\$32	\$22	\$13	\$41	\$50	\$32	\$20	\$50	\$50	\$50	\$50	\$8	\$42
Brandywine Condominiums	\$20	\$20	\$13	\$42	\$19	\$26	\$11	\$29	\$50	\$43	\$50	\$21	\$23
Oak Subdivision	\$50	\$39	\$32	\$42	\$0	\$5	\$0	\$26	\$50	\$27	\$15	\$21	\$0
Baxter Village Condominiums	\$50	\$33	\$50	\$50	\$50	\$31	\$0	\$18	\$34	\$46	\$50	\$21	\$20
Baywood Village Condominiums	\$36	\$38	\$22	\$50	\$50	\$6	\$0	\$0	\$33	\$34	\$31	\$21	\$20
Woods Glen Condominiums	\$50	\$50	\$50	\$50	\$17	\$2	\$1	\$34	\$24	\$50	\$50	\$21	\$19
Woodlake Condominiums	\$50	\$50	\$40	\$50	\$16	\$2	\$2	\$27	\$38	\$50	\$50	\$21	\$23
Woods Glade Condominiums	\$50	\$50	\$50	\$50	\$16	\$2	\$2	\$33	\$27	\$50	\$50	\$21	\$37
Clarkson Grove Condominiums	\$36	\$17	\$50	\$50	\$50	\$0	\$6	\$17	\$0	\$0	\$50	\$21	\$0
Commons of Broadmoor	\$46	\$50	\$50	\$50	\$50	\$34	\$6	\$49	\$50	\$34	\$50	\$21	\$33
Cambridge Cove	\$50	\$45	\$50	\$50	\$19	\$50	\$6	\$50	\$50	\$50	\$50	\$21	\$45
Woodfield Homes	\$50	\$38	\$32	\$50	\$50	\$21	\$14	\$50	\$50	\$36	\$50	\$21	\$45
Whitegate Farm Estates (Condos)	\$48	\$29	\$14	\$50	\$36	\$25	\$15	\$0	\$79	\$50	\$50	\$21	\$18
Terraces at Woods Mill Cove	\$31	\$33	\$30	\$50	\$34	\$18	\$18	\$39	\$50	\$30	\$50	\$21	\$17
Thousand Oaks - Townes Homes	\$29	\$22	\$15	\$50	\$37	\$25	\$22	\$29	\$25	\$26	\$24	\$21	\$0
Village Green Condominiums	\$0	\$14	\$0	\$50	\$50	\$50	\$22	\$50	\$38	\$28	\$50	\$21	\$31
Forest (The Forest Subdivision)	\$42	\$44	\$26	\$50	\$50	\$40	\$26	\$50	\$50	\$49	\$50	\$21	\$29
Forum West Section II	\$50	\$50	\$40	\$50	\$44	\$50	\$33	\$50	\$50	\$50	\$50	\$21	\$31
Forum West Section I	\$50	\$50	\$44	\$50	\$49	\$50	\$37	\$50	\$50	\$50	\$50	\$21	\$35
Woodlake Village Condominiums	\$42	\$20	\$46	\$50	\$50	\$48	\$50	\$50	\$50	\$50	\$50	\$21	\$50

GREATER THAN \$35/UNIT

Subdivisions Reimbursed on a "Per Residential Unit Basis

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Justus Pointe Condominium Assoc.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11	\$21	\$0
Villas at Westmeade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50	\$50	\$21	\$22
Creve Coeur Crossing	\$0	\$0	\$0	\$0	\$11	\$22	\$0	\$0	\$0	\$0	\$0	\$21	\$10
Manors of Broadmoor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21	\$30
Parkway Townhouses at Village Green	\$0	\$0	\$0	\$0	\$50	\$24	\$0	\$50	\$50	\$0	\$0	\$0	\$0
Conway Cove	\$0	\$0	\$0	\$0	\$49	\$31	\$0	\$0	\$0	\$67	\$0	\$0	\$0
Chesterfield Pointe Homeowners	\$0	\$0	\$0	\$0	\$0	\$0	\$12	\$50	\$50	\$47	\$45	\$21	\$14
Monarch Trace	\$0	\$0	\$0	\$0	\$0	\$0	\$18	\$38	\$50	\$31	\$50	\$21	\$17
Clarkson Grove III	\$0	\$0	\$0	\$6	\$2	\$0	\$0	\$3	\$6	\$6	\$6	\$2	\$0
Windsor Manor Condominiums	\$32	\$22	\$13	\$41	\$50	\$32	\$20	\$50	\$50	\$50	\$50	\$8	\$42
Brandywine Condominiums	\$20	\$20	\$13	\$42	\$19	\$26	\$11	\$29	\$50	\$43	\$50	\$21	\$23
Oak Subdivision	\$50	\$39	\$32	\$42	\$0	\$5	\$0	\$26	\$50	\$27	\$15	\$21	\$0
Baxter Village Condominiums	\$50	\$33	\$50	\$50	\$50	\$31	\$0	\$18	\$34	\$46	\$50	\$21	\$20
Baywood Village Condominiums	\$36	\$38	\$22	\$50	\$50	\$6	\$0	\$0	\$33	\$34	\$31	\$21	\$20
Woods Glen Condominiums	\$50	\$50	\$50	\$50	\$17	\$2	\$1	\$34	\$24	\$50	\$50	\$21	\$19
Woodlake Condominiums	\$50	\$50	\$40	\$50	\$16	\$2	\$2	\$27	\$38	\$50	\$50	\$21	\$23
Woods Glade Condominiums	\$50	\$50	\$50	\$50	\$16	\$2	\$2	\$33	\$27	\$50	\$50	\$21	\$37
Clarkson Grove Condominiums	\$36	\$17	\$50	\$50	\$50	\$0	\$6	\$17	\$0	\$0	\$50	\$21	\$0
Commons of Broadmoor	\$46	\$50	\$50	\$50	\$50	\$34	\$6	\$49	\$50	\$34	\$50	\$21	\$33
Cambridge Cove	\$50	\$45	\$50	\$50	\$19	\$50	\$6	\$50	\$50	\$50	\$50	\$21	\$45
Woodfield Homes	\$50	\$38	\$32	\$50	\$50	\$21	\$14	\$50	\$50	\$36	\$50	\$21	\$45
Whitegate Farm Estates (Condos)	\$48	\$29	\$14	\$50	\$36	\$25	\$15	\$0	\$79	\$50	\$50	\$21	\$18
Terraces at Woods Mill Cove	\$31	\$33	\$30	\$50	\$34	\$18	\$18	\$39	\$50	\$30	\$50	\$21	\$17
Thousand Oaks - Townes Homes	\$29	\$22	\$15	\$50	\$37	\$25	\$22	\$29	\$25	\$26	\$24	\$21	\$0
Village Green Condominiums	\$0	\$14	\$0	\$50	\$50	\$50	\$22	\$50	\$38	\$28	\$50	\$21	\$31
Forest (The Forest Subdivision)	\$42	\$44	\$26	\$50	\$50	\$40	\$26	\$50	\$50	\$49	\$50	\$21	\$29
Forum West Section II	\$50	\$50	\$40	\$50	\$44	\$50	\$33	\$50	\$50	\$50	\$50	\$21	\$31
Forum West Section I	\$50	\$50	\$44	\$50	\$49	\$50	\$37	\$50	\$50	\$50	\$50	\$21	\$35
Woodlake Village Condominiums	\$42	\$20	\$46	\$50	\$50	\$48	\$50	\$50	\$50	\$50	\$50	\$21	\$50

GREATER THAN \$30/UNIT

Subdivisions Reimbursed on a "Per Residential Unit Basis

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Justus Pointe Condominium Assoc.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11	\$21	\$0
Villas at Westmeade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50	\$50	\$21	\$22
Creve Coeur Crossing	\$0	\$0	\$0	\$0	\$11	\$22	\$0	\$0	\$0	\$0	\$0	\$21	\$10
Manors of Broadmoor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21	\$30
Parkway Townhouses at Village Green	\$0	\$0	\$0	\$0	\$50	\$24	\$0	\$50	\$50	\$0	\$0	\$0	\$0
Conway Cove	\$0	\$0	\$0	\$0	\$49	\$31	\$0	\$0	\$0	\$67	\$0	\$0	\$0
Chesterfield Pointe Homeowners	\$0	\$0	\$0	\$0	\$0	\$0	\$12	\$50	\$50	\$47	\$45	\$21	\$14
Monarch Trace	\$0	\$0	\$0	\$0	\$0	\$0	\$18	\$38	\$50	\$31	\$50	\$21	\$17
Clarkson Grove III	\$0	\$0	\$0	\$6	\$2	\$0	\$0	\$3	\$6	\$6	\$6	\$2	\$0
Windsor Manor Condominiums	\$32	\$22	\$13	\$41	\$50	\$32	\$20	\$50	\$50	\$50	\$50	\$8	\$42
Brandywine Condominiums	\$20	\$20	\$13	\$42	\$19	\$26	\$11	\$29	\$50	\$43	\$50	\$21	\$23
Oak Subdivision	\$50	\$39	\$32	\$42	\$0	\$5	\$0	\$26	\$50	\$27	\$15	\$21	\$0
Baxter Village Condominiums	\$50	\$33	\$50	\$50	\$50	\$31	\$0	\$18	\$34	\$46	\$50	\$21	\$20
Baywood Village Condominiums	\$36	\$38	\$22	\$50	\$50	\$6	\$0	\$0	\$33	\$34	\$31	\$21	\$20
Woods Glen Condominiums	\$50	\$50	\$50	\$50	\$17	\$2	\$1	\$34	\$24	\$50	\$50	\$21	\$19
Woodlake Condominiums	\$50	\$50	\$40	\$50	\$16	\$2	\$2	\$27	\$38	\$50	\$50	\$21	\$23
Woods Glade Condominiums	\$50	\$50	\$50	\$50	\$16	\$2	\$2	\$33	\$27	\$50	\$50	\$21	\$37
Clarkson Grove Condominiums	\$36	\$17	\$50	\$50	\$50	\$0	\$6	\$17	\$0	\$0	\$50	\$21	\$0
Commons of Broadmoor	\$46	\$50	\$50	\$50	\$50	\$34	\$6	\$49	\$50	\$34	\$50	\$21	\$33
Cambridge Cove	\$50	\$45	\$50	\$50	\$19	\$50	\$6	\$50	\$50	\$50	\$50	\$21	\$45
Woodfield Homes	\$50	\$38	\$32	\$50	\$50	\$21	\$14	\$50	\$50	\$36	\$50	\$21	\$45
Whitegate Farm Estates (Condos)	\$48	\$29	\$14	\$50	\$36	\$25	\$15	\$0	\$79	\$50	\$50	\$21	\$18
Terraces at Woods Mill Cove	\$31	\$33	\$30	\$50	\$34	\$18	\$18	\$39	\$50	\$30	\$50	\$21	\$17
Thousand Oaks - Townes Homes	\$29	\$22	\$15	\$50	\$37	\$25	\$22	\$29	\$25	\$26	\$24	\$21	\$0
Village Green Condominiums	\$0	\$14	\$0	\$50	\$50	\$50	\$22	\$50	\$38	\$28	\$50	\$21	\$31
Forest (The Forest Subdivision)	\$42	\$44	\$26	\$50	\$50	\$40	\$26	\$50	\$50	\$49	\$50	\$21	\$29
Forum West Section II	\$50	\$50	\$40	\$50	\$44	\$50	\$33	\$50	\$50	\$50	\$50	\$21	\$31
Forum West Section I	\$50	\$50	\$44	\$50	\$49	\$50	\$37	\$50	\$50	\$50	\$50	\$21	\$35
Woodlake Village Condominiums	\$42	\$20	\$46	\$50	\$50	\$48	\$50	\$50	\$50	\$50	\$50	\$21	\$50