



**Birchwood Point  
2019 Owner's Association  
Common Area Maintenance Budget**

Snow Removal - Green Space Sidewalks	
OL 3	\$775
Entry Sign Sidewalk	\$775
OL 6	\$3,000
CBU's	\$500
Total	\$5,050
Mowing (Base: 22 Season)	
Entry Signs	\$400
Green Space OL 3	\$650
Medians/Circles	\$1,000
OL # 6	\$3,500
Area behind lots 149-153	\$1,275
Total	\$6,825
Landscape Maintenance (Bark, Weeds, Pruning)	
TruGreen - Lawn	\$1,850
TruGreen- Mulch	\$900
Top-dress Bark Beds	\$1,775
Spring Clean-up	\$275
Fall Clean-up	\$275
Total	\$5,075
Maintenance (Includes Litter Pick-up)	
General	\$800
Trash Removal Carriage Lanes(55 Homes)	\$10,950
Total	\$11,750
Utilities (Water and Electric)	\$750
Insurance	\$1,596
Misc.	\$800
Management Fee	\$12,550
<b>Grand Total</b>	<b>\$44,396</b>
Divided by Total Units	363
<b>Annual Cost per Home**</b>	<b>\$122.30</b>
*Park (OL 6) Annuity Fund (\$20 per Occupied unit Only)	
	\$20.00
<b>Total Cost per Occupied Unit(\$ + \$20.00)</b>	<b>\$142.30</b>
<b>*Balance of Park Annuity Fund as of 12/31/18</b>	<b>\$12,980.45</b>

**\*\*Association dues will increase as additional infrastructure  
is completed and common area maintenance requirements increase.**