

**Grandview Commons/Grandview Commons North Addition
2018 Owner's Association Common Area Maintenance Budget**



Snow Removal/Salt (Base: 16 Snow/16 Salt)	
Sidewalk OL #1	\$0
Sidewalk OL #4/5	\$0
Sidewalk OL #7	\$0
Sidewalk OL #15	\$1,350
Sidewalk OL #16	\$750
Sidewalk OL #20	\$2,750
Sidewalk OL # 32	\$900
Path Between Lots 643 + 644	\$1,500
Sidewalk/Bike Path OL #26	\$3,500
City Sidewalk #27	\$2,750
Interior sidewalk/steps OL #27	\$2,250
Sidewalk OL #28	\$1,500
Sidewalks near Entry Sign(s)	\$1,750
Snow Emergency Fund	\$1,000
Total	<u>\$20,000</u>

Mowing	
Roundabouts	\$1,500
Street Medians (incl. Portia Court)	\$4,500
Green Space OL #1	\$0
Green Space OL #4/5	\$0
Green Space OL #7	\$0
Village Green OL #27	\$1,800
Pocket Park OL #20	\$1,600
Green Space OL #26	\$1,600
Green Space OL #15	\$1,250
Green Space OL #16	\$1,250
Green Space OL #28 (tigrass/path)	\$1,300
Greenspace OL # 32	\$1,200
Neighborhood Signs	\$1,500
Total	<u>\$17,500</u>

Landscape Maintenance (Bark, Weeds, Pruning)	
Green Space OL #4	\$1,500
Green Space OL #20, 26, 27	\$3,000
Green Space OL #15/16	\$2,500
Roundabout (Jupiter/Gemini)	\$1,250
Roundabout (McLean/Sharpsburg)	\$1,250
Roundabout (North Star Apollo)	\$1,250
Roundabout (North Star/Dominion)	\$1,250
Roundabout (North Star/Saturn)	\$1,250
Entry Signs (4)	\$3,500
Street Medians (incl. Protia Court)	\$2,500
Spring Clean Up/Fall Clean up	\$7,500
Landscape Weeding	\$5,500
TruGreen- North Addition	\$300
TruGreen-Main Entrance	\$450
TruGreen-All Medians/Roundabouts	\$750
TruGreen -Green Space OL #4	\$300
TruGreen-Green Space OL #26	\$200
TruGreen-Green Space #27	\$550
TruGreen-Green Space #20	\$400
TruGreen-Green Space #15	\$300
TruGreen-Green Space #16	\$300
Total	<u>\$35,800</u>

Irrigation	
McLean Entry	\$300
North Star Entry	\$300
Roundabout (Jupiter/Gemini)	\$300
Roundabout (McLean/Sharpsburg)	\$300
Roundabout (North Star/Apollo)	\$0
Roundabout (North Star/Dominion)	\$300
Roundabout (North Star/Saturn)	\$0
Total	<u>\$1,500</u>

Maintenance (includes litter pick-up)	
Village Green OL #27	\$1,000
Pocket Park OL #20	\$855
Green Space OL #26	\$1,000
Green Space OL #15	\$590
Roundabout (Jupiter/Gemini)	\$125
Roundabout (McLean/Sharpsburg)	\$125
Roundabout (North Star/Apollo)	\$125
Roundabout (North Star/Dominion)	\$125
Roundabout (North Star/Saturn)	\$125
Street Medians	\$270
Fountains OL #27	\$850
Fountains OL #20	\$850
Aerators OL #1	\$0
Aerators OL #4	\$0
Aerators OL #28	\$0
Holiday Decorations	\$3,000
Waste Removal-Alleys	\$48,375
Common Area Lights	\$250
Total	<u>\$57,665</u>

Utilities (water and electric)	
McLean Entry	\$325
North Star Entry	\$100
North Entry	\$425
Village Green Fountain OL #27	\$1,750
Pocket Park Fountain OL #20	\$1,500
Jupiter/Gemini Roundabout	\$100
Sharpsburg/McLean Roundabout	\$550
Green Space OL #26	\$0
Green Space OL #15	\$0
Green Space OL #1	\$0
Green Space OL #4/OL #28	\$0
Total	<u>\$4,750</u>

Reserve Fund \$3,000

Liability Insurance \$2,500

Misc. \$10,000

Management Fee \$22,968

Neighborhood Event Fund \$2,500

Legal Fees for ACC Violations \$2,500

Grand Total \$180,683

Divided by Total Assessments 1,599

Annual Cost per Home ** \$113.00

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