



**Birchwood Point
2020 Owner's Association
Common Area Maintenance Budget**

| | |
|--|------------------------|
| Snow Removal - Green Space Sidewalks | 2020 |
| OL 3 | \$900 |
| Entry Sign Sidewalk | \$900 |
| OL 6 | \$3,750 |
| CBU's | \$900 |
| OL 19 | \$900 |
| Sidewalk corners near lots 255/258/259 | \$900 |
| Total | <u>\$8,250</u> |
| | |
| Mowing (Base: 22 Season) | |
| Entry Signs | \$650 |
| Green Space OL 3 | \$850 |
| Medians/Circles | \$1,500 |
| OL # 6 | \$3,500 |
| Area behind lots 149-153 | \$0 |
| OL 19 | \$1,350 |
| Corners near lots 255/258/259 | \$750 |
| Total | <u>\$8,600</u> |
| | |
| Landscape Maintenance (Bark, Weeds, Pruning) | |
| TruGreen - Lawn | \$1,650 |
| TruGreen- Mulch | \$1,550 |
| Top-dress Bark Beds | \$3,250 |
| Spring Clean-up | \$550 |
| Fall Clean-up | \$550 |
| Total | <u>\$7,550</u> |
| | |
| Maintenance (Includes Litter Pick-up) | |
| General | \$1,500 |
| Trash Removal Carriage Lanes(100 Homes) | \$16,500 |
| Total | <u>\$18,000</u> |
| | |
| Utilities (Water and Electric) | <u>\$1,250</u> |
| | |
| Insurance | <u>\$2,500</u> |
| | |
| Misc. | <u>\$1,250</u> |
| | |
| Management Fee | <u>\$13,145</u> |
| | |
| Grand Total | \$60,545 |
| | |
| Divided by Total Units | 398 |
| | |
| Annual Cost per Home** | <u>\$152.12</u> |
| | |
| *Park (OL 6) Annuity Fund (\$20 per Occupied unit Only) | \$20.00 |
| | |
| Total Cost per Occupied Unit(\$ + \$20.00) | <u>\$172.12</u> |
| | |
| *Balance of Park Annuity Fund as of 12/31/19 | \$15,294 |
| | |
| **Association dues will increase as additional infrastructure is completed and common area maintenance requirements increase. | |