



**Birchwood Point/Birchwood Point South
2021 Owner's Association
Common Area Maintenance Budget**

	Budget 2021
Snow Removal - Green Space Sidewalks	\$900
OL 3	\$900
Entry Sign Sidewalk	\$3,750
OL 6	\$900
CBU's	\$900
OL 19	\$900
Sidewalk corners near lots 255/258/259	\$900
Total	\$8,250
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	\$8,600
Landscape Maintenance (Bark, Weeds, Pruning)	
Weed Control/ Fertilizer-Lawn	\$2,000
Weed Control/ Fertilizer-Beds	\$2,000
Top-dress Bark Beds	\$4,350
Spring Clean-up	\$750
Fall Clean-up	\$750
Total	\$9,850
Maintenance (Includes Litter Pick-up)	
General	\$1,500
Trash Removal Carriage Lanes(124 Homes)	\$15,000
Total	\$16,500
Utilities (Water and Electric)	\$1,500
Insurance	\$3,800
Misc.	\$1,255
Management Fee	\$13,145
ACC Administration Fee	\$7,887
Grand Total	\$70,787
Divided by Total Units	425
Annual Cost per Home**	\$166.56
*Park (OL 6) Annuity Fund (\$20 per Occupied unit Only)	\$0.00
Total Cost per Unit	\$166.56

****Association dues will increase as additional
completed and common area maintenance requirements incr**