

Smith's Crossing Homeowner's Association 2025 Common Area Maintenance Budget

Snow Removal/Salt

Alley OL #1 & #2	\$4,000
Alley OL #4 & #5	\$4,000
Alley OL #6 & #11	\$4,000
Alley OL #12 & 13	\$4,000
Alley OL #14 & 15	\$4,000
Alley OL # 16 & #23	\$4,000
Alley OL # 80	\$3,000
Alley OL # 50 & # 51	\$4,000
Alley OL # 52 & #53 &59	\$4,000
Alley OL 80 & 84	\$4,000
Alley OL #91 & 92	\$5,000

Total **\$44,000**

Snow Removal-Green Space Sidewalks

Village Green Sidewalk OL #17	\$3,500
Don Simon Medians	\$2,500
Green Space Sidewalk OL 3,7,19, 20,	\$12,500
Sidewalk behind lots 499-506	\$2,500
Medians & Roundabouts O'Keeffe	\$3,500
Bike Path	\$2,000
Sidewalk on Sweet Sparrow Island	\$1,500
OL 57	\$2,500
CBU Locations	\$3,000
OL 81	\$2,500

Total **\$36,000**

Mowing

Village Green OL #17	\$2,000
O'Keeffe OL #19/20, Along O'Keeffe	\$2,000
O'Keeffe Entrance	\$2,000
Green Space OL #3	\$2,000
Green Space OL#7	\$2,000
Thoreau Median/Reiner Rd Buffer	
Green Space in front of 499-506	\$2,000
Green Space OL #22	\$1,500
Green Space OL #24	\$1,500
Green Space in Sweet Sparrow Place	\$1,000
Don Simon Drive	\$2,000
Bike Path & Gravel Path (Sides)	\$2,250
O'Keeffe Medians & Roundabouts	\$3,500
Green Space OL # 49	\$1,500
OL 81 & Island on Butterfly Cir	\$2,250

Total **\$27,500**

Irrigation

Entry Median	\$1,000
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Total **\$1,000**

Landscape Maintenance (Bark, Weeds, Pruning)

Topdress Bark Beds (Inc. O'Keeffe Medians)	\$13,000
Weeding/Pruning	\$12,500
24 Planters	\$8,500
Planting Beds	\$5,000
Weed Control of Beds	\$3,000
Spring Clean Up/ Fall Clean Up	\$10,500
Weed Control/Fertilizer	\$5,500

Total **\$58,000**

Maintenance

Village Green OL #17	\$2,500
O'Keeffe OL #19/20, Medians	\$2,500
Green Space OL #3	\$2,500
Pet Waste Stations	\$2,000
Don Simon Drive	\$1,500
Aerators OL #19 (3)	\$2,000
Aerator OL #9	\$1,000
Carriage Lane Repairs	\$30,000
Common Area Lights	\$1,000

Total **\$45,000**

Utilities (Water and Electric)

Front Sign	\$500
Green Space OL #3 & #7	\$960
Green Space OL #9	\$950
Green Space OL #19	\$1,790
Village Green OL #17	\$800

Total **\$5,000**

Liability Insurance

\$3,000

Misc.

\$5,000

Reserve Fund

\$75,000

Management Fee

\$24,376

ACC Management Fee

\$14,626

Legal Fees

\$1,500

Grand Total **\$340,002**

Divided by Total Units 1,384

Annual Cost per Home ** **\$245.67**

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