

WORMAN'S MILL COMMUNITY CONSERVANCY BOULEVARD TOWNHOMES 2010 BUDGET

Approved November 30, 2009

Landscape Maintenance	23,630.00	14.37
Floral Rotations	250.00	0.15
General Repairs/Maintenance	250.00	0.15
Snow Removal	9,500.00	5.78
Reserve Contributions	3,874.52	2.36
Contingency Fund Offset	(4,620.00)	(2.81)
Total Expenses	\$32,884.52	\$20.00
2010 Assessment per month →	\$20.00	

BUDGET NOTES

Floral Rotations – Spring and Fall annual flowers in pocket parks.

Snow Removal – Snow clearing of sidewalks. Lead walks are the responsibility of the homeowner. The City of Frederick clears the streets and the alleyways.

Landscape Maintenance -

Turf Services:

- Mowing of lawns and Common areas within the cluster as needed
- Edging along sidewalks and lead walks every other mowing
- Weed control

Mulching - trees, shrubs, and Common Area beds:

- 1 complete bed edging and mulching – Pocket Parks – spring
- 1 complete bed edging and mulching – fronts - spring

Fertilization and weed control:

- 1 early fertilization Weed control for crabgrass
- 1 fertilization and broadleaf control spring
- 1 fertilization and broadleaf control fall
- 1 fertilization only late fall

Tree and shrub pruning:

Front foundation bed shrub pruning as needed; pruning of Common Area trees up to 15' in height

Integrated Pest Management: as needed

General Repair & Maintenance – Common Elements repair and maintenance.

Reserve Contributions - Fund account for the major repair/replacement of Common Elements. In 2008 a reserve study was performed by Mason & Mason, Capital Reserve Analysts, Inc. Mason 8: Mason did a condition assessment of the common areas and elements. From this inspection they determined the useful life span, predictable need for repairs and replacements, and the cost to do so. It is from this study that the amount to contribute to the reserve fund so that we have the money when necessary, to repair or replace the common components.