



**Birchwood Point/Birchwood Point South**  
2023 Maintenance Budget

<b>Snow Removal - Green Space Sidewalks</b>	
OL 3	\$1,200
Entry Sign Sidewalk	\$1,200
OL 6	\$0
CBU's	\$2,500
OL 19 & 20	\$1,750
Sidewalk corners near lots 255/258/259	\$1,750
<b>Total</b>	<b>\$8,400</b>
<b>Mowing (Base: 22 Season)</b>	
Entry Signs	\$650
Green Space OL 3	\$850
Medians/Circles	\$2,000
OL # 6	\$0
Area behind lots 149-153	\$0
OL 19	\$1,500
Corners near lots 255/258/259	\$750
Buffer Behind lots 305-318	\$2,000
<b>Total</b>	<b>\$7,750</b>
<b>Landscape Maintenance (Bark, Weeds, Pruning)</b>	
Weed Control/ Fertilizer-Lawn	\$2,000
Weed Control/ Fertilizer-Beds	\$2,000
Top-dress Bark Beds	\$4,500
Spring Clean-up	\$1,000
Fall Clean-up	\$1,000
<b>Total</b>	<b>\$10,500</b>
<b>Maintenance</b>	
General	\$2,000
Trash Removal for Carriage Lane Homes	\$22,500
<b>Total</b>	<b>\$24,500</b>
<b>Utilities (Water and Electric)</b>	<b>\$2,000</b>
<b>Insurance</b>	<b>\$3,300</b>
<b>Misc.</b>	<b>\$1,335</b>
<b>Legal Fees</b>	<b>\$850</b>
<b>Real Estate Taxes</b>	<b>\$1,000</b>
<b>Management Fee</b>	<b>\$15,264</b>
<b>ACC Administration Fee</b>	<b>\$9,159</b>
<b>Grand Total</b>	<b>\$84,058</b>
<b>Divided by Total Units</b>	<b>467</b>
<b>Annual Cost per Home**</b>	<b>\$180.00</b>
<b>Balance of General Fund</b>	<b>\$27,697.25</b>
<b>Balance of Park Annuity Fund</b>	<b>\$21,960.48</b>