

Birchwood Point/Birchwood Point South
2024 Maintenance Budget

Snow Removal - Green Space Sidewalks	
OL 3	\$1,750
Entry Sign Sidewalk	\$1,250
OL 6	\$0
CBU's	\$5,000
OL 19 & 20	\$2,500
Sidewalk corners near lots 255/258/259	\$2,500
Total	<u>\$13,000</u>
Mowing (Base: 22 Season)	
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
Total	<u>\$7,750</u>
Landscape Maintenance (Bark, Weeds, Pruning)	
Weed Control/ Fertilizer-Lawn	\$2,000
Weed Control/ Fertilizer-Beds	\$2,000
Top-dress Bark Beds	\$7,500
Spring Clean-up	\$2,500
Fall Clean-up	\$1,000
Total	<u>\$15,000</u>
Maintenance	
General	\$2,000
Trash Removal for Carriage Lane Homes	\$22,500
Total	<u>\$24,500</u>
Utilities (Water and Electric)	<u>\$2,000</u>
Insurance	<u>\$3,350</u>
Misc.	<u>\$1,500</u>
Legal Fees	<u>\$850</u>
Real Estate Taxes	<u>\$500</u>
Management Fee	<u>\$15,264</u>
ACC Administration Fee	<u>\$9,159</u>
Grand Total	<u>\$92,873</u>
Divided by Total Units	467
Annual Cost per Home**	<u>\$198.87</u>
Balance of General Fund	<u>\$34,386.39</u>
Balance of Park Annuity Fund	<u>\$21,960.48</u>