



**Ardent Glen  
2025 Maintenance Budget**

Snow Removal -	
Cluster Mailbox Unit Sidewalk	\$7,500.00
All Carriage Lanes	\$20,000.00
Snow Contingency Fund	\$5,000.00
Total	<b>\$32,500.00</b>
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Landscape Maintenance (Bark, Weeds, Pruning)	
Mowing	\$5,000.00
Fertilizer & Weed Control	\$1,500.00
Pruning & Weeding	\$1,500.00
Spring Clean Up	\$1,000.00
Fall Clean Up	\$1,000.00
Total	<b>\$10,000.00</b>
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Maintenance	
Trash Collection 185	\$35,000.00
General	\$2,500.00
	<b>\$37,500.00</b>
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Utilities	<b>\$1,000.00</b>
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Insurance	<b>\$2,250.00</b>
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Contingency Fund	<b>\$5,000.00</b>
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Misc.	<b>\$1,500.00</b>
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Legal Fees for ACC Violations	<b>\$2,500.00</b>
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Reserve Fund	<b>\$40,000.00</b>
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Management Fee	<b>\$14,466.48</b>
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ACC Administration Fee	<b>\$8,679.89</b>
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<b>Grand Total</b>	<b>\$155,396.37</b>
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Divided by Total Units	406
<b>Annual Cost per Home**</b>	<b>\$382.75</b>
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**\*\*Association dues will increase as additional infrastructure is completed**