



**Birchwood Point/Birchwood Point South  
2025 Maintenance Budget**

<b>Snow Removal - Green Space Sidewalks</b>	
OL 3	\$1,000
Entry Sign Sidewalk	\$750
OL 6	\$0
CBU's	\$2,500
OL 19 & 20	\$2,500
Sidewalk corners near lots 255/258/259	\$1,000
<b>Total</b>	<b>\$7,750</b>
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<b>Mowing (Base: 22 Season)</b>	
Entry Signs	\$650
Green Space OL 3	\$1,000
Medians/Circles	\$2,500
OL # 6	\$0
Area behind lots 149-153	\$0
OL 19	\$2,000
Corners near lots 255/258/259	\$1,000
Buffer Behind lots 305-318	\$2,000
<b>Total</b>	<b>\$9,150</b>
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<b>Landscape Maintenance (Bark, Weeds, Pruning)</b>	
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
<b>Total</b>	<b>\$15,000</b>
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<b>Maintenance</b>	
General	\$2,000
Trash Removal for Carriage Lane Homes	\$25,000
<b>Total</b>	<b>\$27,000</b>
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<b>Utilities (Water and Electric)</b>	<b>\$2,000</b>
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<b>Insurance</b>	<b>\$3,500</b>
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<b>Misc.</b>	<b>\$1,500</b>
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<b>Legal Fees</b>	<b>\$850</b>
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<b>Real Estate Taxes</b>	<b>\$250</b>
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<b>Management Fee</b>	<b>\$15,264.36</b>
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<b>ACC Administration Fee</b>	<b>\$9,158.62</b>
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<b>Grand Total</b>	<b>\$91,422.98</b>
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<b>Divided by Total Units</b>	<b>501</b>
<b>Annual Cost per Home**</b>	<b>\$182.48</b>
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