

Grounds Maintenance

Roadside mowing

Mowing is broken down into two categories. The roadsides are the ditches and shoulders on all the roads throughout the development. Roughly a ten-foot swath is mowed on both sides of the road. All roadsides are mowed on the same schedule, no roadside areas are left unmaintained since there are now houses in every section of the development. While every road does not have a house yet, all roadsides are mowed whether there is house, an improved, an unimproved lot, or an unsold lot. Chris Boutwell of Sunshine management created this estimate. Have put an overview of the costs. If you want to know exactly what each section of road costs see the chart below.

3.05 miles of roads

8.88 acres of land

Total annual cost of \$19,980.00 BZD

Common Area mowing

All the open areas within the development: including the parks, the garden areas, the greenways, town square, and Maya mound area. The maintenance of unsold lots and commercial lots are not included in the CMF. Mark Yeowell and Mark Heit put together this estimate in 2019 and Chris Boutwell updated the costs using 2023 prices.

21.02 acres of land

Total annual cost of \$47,295.00 BZD

Tree maintenance in common areas and boulevards

The majority of the tree maintenance has been coordinated by Dave Carlson the past few years. He has had some volunteer help, some hired help from George, help with larger tree trimming from Tim Parr's crew and recently from SPM when they took over for Tim. This area has not been tightly monitored or recorded and the work has been done as needed over the years. Dave Carlson put together the estimates below. I will work closely with Dave and support him with my staff as he needs help. My plan is to let him continue to plant and train young trees as he is able and step in with the heavier work as needed.

Tree trimming will be an ever increasing task at CG. There many trees planted on the boulevards and greenways. Trees grow fast in the tropics and time spent cutting back trees on the roads and trimming up specimen trees in the parks and green spaces will become a much larger job that it has been the past few years. This budget will have to be revisited every year. For this year I intend to support Dave as needed and allow him to do as much or as little work as he desires.

The time and task cost estimates are rough guesses. I plan to stay within the total budget, but the cost categories will be adjusted as needed. SPM/CFG will be responsible for the tree care and will work with Dave and get him the funding as needed. You can see Dave's full Tree Maintenance Budget below.

Total annual cost \$10875.00 BZD

Roadside Mowing

Each of these roads is a per mile cost including man hours, fuel, and machinery wear and tear. The current figures from Chris make the number for 2023 \$125.00 Belize per acre. Given a 6 foot cut, and 2 passes per side each road requires effectively 4 passes which gives acres.				
Please note all amounts are in Belize Dollars				
ROAD NAME	LENGTH IN MILES	ACRES TO CUT	COST PER CUT	COST PER YEAR 18 CUTS

1st Avenue	0.38	1.11	138.75	BZD	\$2,497.50	BZD
2nd Avenue	0.12	0.35	43.75	BZD	\$787.50	BZD
3rd Avenue	0.44	1.28	160.00	BZD	\$2,880.00	BZD
4th Avenue	0.12	0.35	43.75	BZD	\$787.50	BZD
5th Avenue	0.22	0.64	80.00	BZD	\$1,440.00	BZD
6th Avenue	0.12	0.35	43.75	BZD	\$787.50	BZD
7th Avenue	0.26	0.76	95.00	BZD	\$1,710.00	BZD
8th Avenue	0.07	0.20	25.00	BZD	\$450.00	BZD
1st Way	0.14	0.40	50.00	BZD	\$900.00	BZD
2nd Way	0.20	0.58	72.50	BZD	\$1,305.00	BZD
3rd Way	0.27	0.79	98.75	BZD	\$1,777.50	BZD
4th Way	0.37	1.08	135.00	BZD	\$2,430.00	BZD
5th Way	0.34	0.99	123.75	BZD	\$2,227.50	BZD
TOTAL MILES OF ROAD	3.05					
TOTAL COMMUNITY ACREAGE		8.88				
ANNUAL ROADSIDE CUTTING COST					\$19,980.00	BZD

Common Area mowing

These are the costs to cut the common areas of the property, each of these areas is a per area cost including man hours, fuel, and machinery wear and tear. Mark Heit and Mark Yeoell in 2019 worked with Chris and got the figure of \$54.12 US per acre \$108.24 Belize per acre. At 3% inflation per year the expected figure would be around \$121.83 Belize Dollars an acre. The current figures from Chris make the number for 2023 \$125.00 Belize per acre.

Please note all amounts are in Belize Dollars

AREA NAME	ACRES	COST PER CUT		COST PER YEAR 18 CUTS	
Mendoza Estrada West	2.14	\$267.50	BZD	\$4,815.00	BZD
Mendoza Estrada East	0.35	\$43.75	BZD	\$787.50	BZD
Mendoza Estrada South Cut	0.09	\$11.25	BZD	\$202.50	BZD
Plumas Park	2.08	\$260.00	BZD	\$4,680.00	BZD
Plumas park West Cut	0.04	\$5.00	BZD	\$90.00	BZD
Plumas Park East Cut	0.04	\$5.00	BZD	\$90.00	BZD
Galvez Greenway	1.00	\$125.00	BZD	\$2,250.00	BZD
Galvez Greenway South Cut	0.03	\$3.75	BZD	\$67.50	BZD
Silva Park	2.20	\$275.00	BZD	\$4,950.00	BZD
Silva Park South Cut	0.03	\$3.75	BZD	\$67.50	BZD
Leopoldo Plaza West Open Space	1.30	\$162.50	BZD	\$2,925.00	BZD
Leopoldo Plaza WOS North Cut	0.04	\$5.00	BZD	\$90.00	BZD
Leopoldo Plaza WOS South Cut	0.04	\$5.00	BZD	\$90.00	BZD
Leopoldo Plaza	2.06	\$257.50	BZD	\$4,635.00	BZD
Leopoldo Plaza East Open Space	1.30	\$162.50	BZD	\$2,925.00	BZD
Leopoldo Plaza EOS North Cut	0.04	\$5.00	BZD	\$90.00	BZD
Leopoldo Plaza EOS South Cut	0.04	\$5.00	BZD	\$90.00	BZD
Macaw Gardens	2.12	\$265.00	BZD	\$4,770.00	BZD
Macaw Gardens North West Cut	0.04	\$5.00	BZD	\$90.00	BZD
Macaw Gardens North East Cut	0.04	\$5.00	BZD	\$90.00	BZD
Macaw Gardens South West Cut	0.04	\$5.00	BZD	\$90.00	BZD
Macaw Gardens South East Cut	0.04	\$5.00	BZD	\$90.00	BZD
Stellar Gardens	1.83	\$228.75	BZD	\$4,117.50	BZD
Stellar Gardens North Cut	0.03	\$3.75	BZD	\$67.50	BZD
Stellar Gardens South Cut	0.03	\$3.75	BZD	\$67.50	BZD
Diamond Gardens	1.83	\$228.75	BZD	\$4,117.50	BZD
Diamond Gardens North Cut	0.03	\$3.75	BZD	\$67.50	BZD
Diamond Gardens South Cut	0.03	\$3.75	BZD	\$67.50	BZD
Scout Park	0.71	\$88.75	BZD	\$1,597.50	BZD
South Rain Tree Park	0.26	\$32.50	BZD	\$585.00	BZD
Riverside Park	0.01	\$1.25	BZD	\$22.50	BZD
Main Entrance Roundabout	0.01	\$1.25	BZD	\$22.50	BZD
Scout Park Roundabout	0.01	\$1.25	BZD	\$22.50	BZD
Peninsula Roundabout Park	0.25	\$31.25	BZD	\$562.50	BZD
South Center Roundabout	0.01	\$1.25	BZD	\$22.50	BZD
Scout Park River Access	0.04	\$5.00	BZD	\$90.00	BZD
South East "Castle" River Access	0.03	\$3.75	BZD	\$67.50	BZD
Community Lots 24, 36, 37	0.81	\$101.25	BZD	\$1,822.50	BZD

TOTAL COMMUNITY ACREAGE	21.02	\$2627.50	BZD	\$47,295.00	BZD
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Tree maintenance in Parks and Boulevards

These are the costs to cut the common areas of the property trimming and maintaining the trees by David Carlson. When he requires help he pays George for extra work - figured at \$12.50 Belize per hour.				
Please note all amounts are in Belize Dollars				
Job to be done	Number of trees	Hours Needed	Annual Cost	
Structural Pruning	Over 500	300	\$3,750.00	BZD
"Weed Whacking"	Over 500	150	\$1,875.00	BZD
Dry Season Watering	Over 200	150	\$1,875.00	BZD
Other Tree Husbandry	Over 200	150	\$1,875.00	BZD
Future Planting - this year about 100 new trees estimated at \$15 each			\$1,500.00	BZD
Totals		750	\$10,875.00	BZD