

**Secret Places
2018 Owner's Association
Common Area Maintenance Budget**

Snow Removal/Salt (Base: 16 Snow/16 Salt)

Bike paths throughout neighborhood	\$0
OL #1 Sidewalk	\$700
OL #2, 6, 7 Sidewalk	\$1,800
OL #4 & Entry Sign Sidewalk	\$700
OL #8, 9, 10, 11 Sidewalk	\$2,900
OL#12 Sidewalk	\$700
OL #3 Sidewalk	\$700

Total \$7,500

Mowing (Base: 22 Season)

Green Space OL #1	\$1,500
Green Space OL #2 & #3	\$4,000
Green Space OL #4	\$400
Green Space OL #5 (City of Madison)	\$0
Green Space OL #6	\$3,000
Green Space OL #7	\$1,200
Green Space OL #8	\$2,500
Green Space OL #9	\$650
Green Space OL #10	\$600
Green Space OL #11	\$1,600
Green Space OL #12	\$800
Entry Sign , medians & Roundabouts	\$700

Total \$16,950

Landscape Maintenance (Bark, Weeds, Pruning)

OL #1	\$725
OL #2	\$1,250
OL #6	\$1,250
OL #4/Entry	\$700
OL #7	\$700
OL #8, 9, 10, 11	\$1,250
Bark for OL #2, 4, 6, 7	\$3,545
TruGreen- All HOA Green Space	\$1,850
Spring Clean-Up	\$2,850
Fall Work	\$3,250
Catalina Medians	\$555
Pruning	\$6,000

Total \$23,925

Irrigation

Spring Activation (Agrarian and Glacial)	\$150
Fall Winterization (Agrarian and Glacial)	\$120
General Maintenance (System Checks & Service)	\$700

Total \$970

Maintenance (Includes Litter Pick-up)

Water Feature Maintenance	\$5,000
Waste Removal- Alley (40 Homes)	\$6,000
General Maintenance	\$5,000
Stream Maintenance	\$10,000

Total \$26,000

Utilities (Water & Electric)

Agrarian Fountain	\$1,200
Glacial Fountain	\$1,200
Stream & Lift Station	\$8,000
Entry Sign	\$200

Total \$10,600

Liability Insurance \$2,263

Misc. \$6,000

Management Fee \$14,855

Grand Total **\$109,063**

Divided by Total Units 436

Annual Cost per Home **\$250.00**

