

**Secret Places
2021 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	\$750
OL #6	\$750
OL #4/Entry	\$650
OL #7	\$650
OL #8, 9, 10, 11	\$1,250
Bark for OL #2, 4, 6, 7	\$2,545
Weed Control All HOA Green Space	\$1,850
Spring Clean-Up	\$1,500
Fall Work	\$2,040
Catalina Medians	\$555
Pruning	\$6,000
Total	\$19,265

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
New Fountains/Storm water	\$5,925
Total	\$16,525

Liability Insurance

\$3,000

Misc.

Annual report Filing Fee	\$10
Tax Preparation	\$350
Bank Service Charges	\$125
Neighborhood Events	\$1,215
Unforseen Expenses	\$2,000
Postage	\$300
Total	\$4,000

Management Fee

\$14,855

ACC Administration Fee

\$6,540

Grand Total

\$115,605

Divided by Total Units

436

Annual Cost per Home \$265.00

