



**Daybreak Valley Homeowner's Association
2022 Common Area Maintenance Budget**

Snow Removal		
CBU's		<u>\$1,500</u>
Mowing (Base: 22 Season)		
Entry Sign & In front of and behind fence		\$1,000
OL 2, 3, 4 & 5		\$7,500
	Total	<u>\$8,500</u>
Landscape Maintenance (Bark, Weeds, Pruning)		
Top Dress Bark Beds		\$500
Spring Clean-up		\$250
Fall Clean-up		\$250
Weeding/Pruning		\$750
Weed Control & Fertilization Beds		\$1,500
	Total	<u>\$3,250</u>
Maintenance		
Fence Maintenance (staining and repairs as needed)		\$1,500
General		\$350
	Total	<u>\$1,850</u>
Utilities		<u>\$350</u>
Insurance		<u>\$750</u>
Misc.		
Annual Report Filing		\$10
Postage		\$75
Tax Prep		\$350
Bank Service Charge		\$250
Previous Shortfall Coverage		\$1,600
	Total	<u>\$2,285</u>
Fence Reserve Fund		<u>\$3,250</u>
Management Fee		<u>\$3,000</u>
ACC Administration Fee		<u>\$615</u>
Grand Total		<u>\$25,350</u>
Divided by Total Units		41
	Annual Cost per Home**	<u>\$618.29</u>

****Association dues will increase as additional infrastructure is completed and common area maintenance requirements increase.**