

**Secret Places  
2022 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
<b>Total</b>	<b>\$7,500</b>

**Mowing (Base: 22 Season)**

Green Space OL #1	\$1,500
Green Space OL #2 & #3	\$4,000
Green Space OL #4	\$1,100
Green Space OL #5 (City of Madison)	\$0
Green Space OL #6	\$3,000
Green Space OL #7	\$1,200
Green Space OL #8	\$2,750
Green Space OL #9	\$1,000
Green Space OL #10	\$600
Green Space OL #11	\$1,700
Green Space OL #12	\$1,100
Entry Sign , medians & Roundabouts	\$1,000
<b>Total</b>	<b>\$18,950</b>

**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	\$560
Pruning	\$6,000
<b>Total</b>	<b>\$19,270</b>

**Irrigation**

Spring Activation (Agrarian and Glacial)	\$150
Fall Winterization (Agrarian and Glacial)	\$120
General Maintenance (System Checks & Service)	\$700
<b>Total</b>	<b>\$970</b>

**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
<b>Total</b>	<b>\$26,000</b>

**Utilities (Water & Electric)**

Agrarian Fountain	\$2,500
Glacial Fountain	\$2,500
Stream & Lift Station	\$8,000
Entry Sign	\$525
Storm water	\$3,000
<b>Total</b>	<b>\$16,525</b>

**Liability Insurance**

**\$3,000**

**Misc.**

Annual report Filing Fee	\$10
Tax Preparation	\$350
Bank Service Charges	\$100
Neighborhood Events	\$1,200
Unforseen Expenses	\$4,400
Postage	\$300
<b>Total</b>	<b>\$6,360</b>

**Management Fee**

**\$14,855**

**ACC Administration Fee**

**\$6,540**

**Grand Total**

**\$119,970**

Divided by Total Units

436

**Annual Cost per Home \$275.00**

