

**1000 Oaks / 1000 Oaks West Homeowner's Association  
2025 Common Area Maintenance Budget**

<b>Snow Removal</b>	
Sidewalks	\$5,000
Alley Behind Lots 413-420	\$5,000
CBU's (cluster mailboxes)	\$5,000
<b>Total</b>	<b><u>\$15,000</u></b>
<b>Mowing (Base: 24 Season)</b>	
Entry Sign & Buffer	\$2,500
Green Space OL 8	\$4,000
OL 3, 6 & 5	\$2,500
Medians and circles	\$1,500
Buffer along Valley View	\$4,500
<b>Total</b>	<b><u>\$15,000</u></b>
<b>Landscape Maintenance (Bark, Weeds, Pruning)</b>	
Weed Control	\$2,500
Top-dress Bark Beds	\$4,750
Spring Clean-up	\$1,500
Fall Clean-up	\$1,250
Trimming/Pruning	\$3,500
<b>Total</b>	<b><u>\$13,500</u></b>
<b>Maintenance</b>	
General	\$1,500
Waste Removal Alleys	\$13,000
<b>Total</b>	<b><u>\$14,500</u></b>
<b>Utilities (Stormwater &amp; Electric)</b>	<b><u>\$750</u></b>
<b>Insurance</b>	<b><u>\$2,100</u></b>
<b>Misc.</b>	
Annual Report Filing	\$10.00
Printing/Reproduction (checks)	\$175.00
Postage	\$150.00
Tax Preparation	\$400.00
Bank Service Charge	\$265.00
Real Estate Taxes	\$1,000.00
<b>Total</b>	<b><u>\$2,000</u></b>
<b>Reserve</b>	<b><u>\$7,500</u></b>
<b>Management Fee</b>	<b><u>\$15,784</u></b>
<b>ACC Administration Fee</b>	<b><u>\$9,470</u></b>
<b>Legal Fees</b>	<b><u>\$1,000</u></b>
<b>Grand Total</b>	<b>\$96,604</b>
Divided by Total Units	397
<b>Annual Cost per Home**</b>	<b>\$243.33</b>

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