

**Secret Places
2025 Owner's Association
Common Area Maintenance Budget**

Snow Removal/Salt

Bike paths throughout neighborhood	\$0
OL #1 Sidewalk	\$1,000
OL #2, 6, 7 Sidewalk	\$2,000
OL #4 & Entry Sign Sidewalk	\$1,000
OL #8, 9, 10, 11 Sidewalk	\$3,000
OL#12 Sidewalk	\$800
OL #3 Sidewalk	\$700

Total **\$8,500**

Mowing (Base: 22 Season)

Green Space OL #1	\$2,000
Green Space OL #2 & #3	\$4,000
Green Space OL #4	\$1,600
Green Space OL #5 (City of Madison)	\$0
Green Space OL #6	\$3,000
Green Space OL #7	\$1,500
Green Space OL #8	\$1,800
Green Space OL #9	\$1,250
Green Space OL #10	\$1,250
Green Space OL #11	\$2,000
Green Space OL #12	\$1,500
Entry Sign , medians & Roundabouts	\$1,600

Total **\$21,500**

Landscape Maintenance

OL #1	\$800
OL #2	\$800
OL #6	\$800
OL #4/Entry	\$800
OL #7	\$800
OL #8, 9, 10, 11	\$2,000
Bark for OL #2, 4, 6, 7	\$3,000
Weed Control	\$2,000
Spring Clean-Up	\$2,000
Fall Work	\$2,200
Catalina Medians	\$1,000
Pruning	\$6,000

Total **\$22,200**

Irrigation

Spring Activation	\$200
Fall Winterization	\$150
General Maintenance	\$700

Total **\$1,050**

Maintenance

Path Repairs	\$12,000
Stream Maintenance	\$14,000
Bridge Maintenance	\$14,000
Tree Pruning/Removal/Replacement	\$12,000
Trash Removal	\$8,000

Total **\$60,000**

Utilities (Water & Electric)

Agrarian Fountain	\$4,000
Glacial Fountain	\$4,000
Stream & Lift Station	\$11,000
Entry Sign	\$1,000
Storm water	\$3,000

Total **\$23,000**

Liability Insurance

\$2,700

Misc.

Annual report Filing Fee	\$50
Tax Preparation	\$405
Bank Service Charges	\$100
Neighborhood Events	\$1,200
Unforseen Expenses	\$1,100
Postage	\$300

\$3,155

Management Fee

\$14,855

ACC Administration Fee

\$6,540

Grand Total

\$163,500

Divided by Total Units

436

Annual Cost per Home \$375.00

