

**Gardens at Willowbrook  
2017 Owner's Association  
Common Area Maintenance Budget**

	<b>2017</b>
Snow Removal-Alley (Base-16 Plow/16 Shovel/16 Salt)	
Alley OL #5	\$960
Alley OL #6	\$1,200
Total	<u>\$2,160</u>
Snow Removal- Bus Stop & Four Sidewalk Areas	\$1,120
Total	<u>\$1,120</u>
Mowing (Base: 22 Season)	
Entry Sign OL #39	\$525
Green Space OL #3	\$500
30' Public Accessway	\$300
10' South of OL #5 & OL #6	\$655
Total	<u>\$1,980</u>
Landscape Maintenance (Bark, Weeds, Pruning)	
TruGreen- Weed Spraying Treatments	\$90
Weed Control OL #3	\$420
Schoenheit-Topdress Bark Beds	\$885
Schoenheit-Weeding/General Maintenance	\$500
Schoenheit-Spring Clean-up	\$1,535
Schoenheit-Summer Flowers	\$5,033
Schoenheit-Fall Clean-up	\$2,035
Total	<u>\$10,498</u>
Irrigation-Roundabout	
Spring Activation	\$100
Fall Winterization	\$80
General Maintenance (System Checks and Service)	\$130
Total	<u>\$310</u>
Water Features	
Spring Activation	\$295
Fall Winterization	\$291
General Maintenance (System Checks and Service)	\$212
Total	<u>\$798</u>
Maintenance General	\$200
Total	<u>\$200</u>
Utilities (Water and Electric)	
Entry	\$850
Fountain	\$425
Total	<u>\$1,275</u>
Liability Insurance	<u>\$1,073</u>
Real Estate Taxes	<u>\$364</u>
Reserve Fund	<u>\$5,000</u>
Misc.	<u>\$2,200</u>
Management Fee	<u>\$6,853</u>
<b>Grand Total</b>	<b>\$33,831</b>
Divided by Total Units	133
Annual Cost per Home **	\$254.37

