

**Gardens at Willowbrook  
2019 Owner's Association  
Common Area Maintenance Budget**

	<b>2019</b>
Snow Removal-Alley (Base-16 Plow/16 Shovel/16 Salt)	
Alley OL #5	\$1,088
Alley OL #6	\$1,376
Total	<u>\$2,464</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	\$190
Weed Control OL #3	\$360
Schoenheit-Entrance Beds	\$5,925
Schoenheit-Weeding/General Maintenance	\$875
Schoenheit-Circle Median and four small medians	\$2,200
Schoenheit-Four small medians on Gas Light	\$1,400
Total	<u>\$10,950</u>
 Irrigation-Roundabout	
Spring Activation	\$125
Fall Winterization	\$100
General Maintenance (System Checks and Service)	\$130
Total	<u>\$355</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>\$363</u>
 Reserve Fund	<u>\$5,000</u>
 Misc.	<u>\$2,200</u>
 Management Fee	<u>\$7,853</u>
 <b>Grand Total</b>	 <b>\$35,631</b>
 Divided by Total Units	 133
 Annual Cost per Home **	 \$267.90

