

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

	2020
Snow Removal-Alley (Base-16 Plow/16 Shovel/16 Salt)	
Alley OL #5	\$1,300
Alley OL #6	\$1,675
Total	<u>\$2,975</u>
 Snow Removal- Bus Stop & Four Sidewalk Areas	 \$1,120
Total	<u>\$1,120</u>
 Mowing (Base: 22 Season)	
Entry Sign OL #39	
Green Space OL #3	
30' Public Accessway	
10' South of OL #5 & OL #6	
Total	<u>\$1,980</u>
 Landscape Maintenance (Bark, Weeds, Pruning)	
TruGreen- Weed Spraying Treatments	\$112
Weed Control OL #3	\$360
Schoenheit-Entrance Beds	\$5,350
Schoenheit-Weeding/General Maintenance	\$900
Schoenheit-Circle Median and four small medians	\$2,500
Schoenheit-Four small medians on Gas Light	\$750
Total	<u>\$9,972</u>
 Irrigation-Roundabout	
Spring Activation	\$130
Fall Winterization	\$130
General Maintenance (System Checks and Service)	\$130
Total	<u>\$390</u>
 Water Features	
Spring Activation	
Fall Winterization	
General Maintenance (System Checks and Service)	
Total	<u>\$824</u>
 Maintenance	
General	\$200
Total	<u>\$200</u>
 Utilities (Water and Electric)	
Entry	\$900
Fountain	\$450
Total	<u>\$1,350</u>
 Liability Insurance	<u>\$957</u>
 Real Estate Taxes	<u>\$85</u>
 Reserve Fund	<u>\$5,000</u>
 Misc.	<u>\$2,200</u>
 Management Fee	<u>\$7,853</u>
 Grand Total	 \$34,906
 Divided by Total Units	 133
 Annual Cost per Home **	 \$262.45

