



**Gardens at Willowbrook Homeowner's Association
2023 Common Area Maintenance Budget**

Snow Removal-Alley (Base-16 Plow/16 Shovel/16 Salt)	
Alley OL #5	\$1,300
Alley OL #6	\$1,612
Total	<u>\$2,912</u>
 Snow Removal-	
Bus Stop & Four Sidewalk Areas	\$1,170
Total	<u>\$1,170</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>\$2,090</u>
 Landscape Maintenance (Bark, Weeds, Pruning)	
Weed Spraying Treatments	\$125
Weed Control OL #3	\$0
Spring/Fall Cleanup	\$2,250
Weeding/General Maintenance	\$4,095
Summer Annual & Mulch install	\$3,400
Total	<u>\$9,870</u>
 Irrigation-Roundabout	
Spring Activation	\$170
Fall Winterization	\$170
General Maintenance (System Checks and Service)	\$170
Total	<u>\$510</u>
 Water Features	
Spring Activation	
Fall Winterization	
General Maintenance (System Checks and Service)	
Total	<u>\$1,015</u>
 Maintenance	
General	\$200
Total	<u>\$200</u>
 Utilities (Water and Electric)	
Entry	\$1,000
Fountain	\$500
Total	<u>\$1,500</u>
 Liability Insurance	<u>\$895</u>
 Real Estate Taxes	<u>\$95</u>
 Reserve Fund	<u>\$5,000</u>
 Misc.	<u>\$2,200</u>
 Management Fee	<u>\$7,853</u>
 Grand Total	<u>\$35,310</u>
 Divided by Total Units	133
Annual Cost per Home **	\$265.49