

**2025 Gardens at Willowbrook
Homeowner's Association Budget**

Snow Removal-Alley	
Alley OL #5	\$1,584.00
Alley OL #6	\$1,940.00
 Total	 <u>\$3,524.00</u>
 Snow Removal-	
Bus Stop & Four Sidewalk Areas	\$1,168.00
 Total	 <u>\$1,168.00</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>\$2,090.00</u>
 Landscape Maintenance (Bark, Weeds, Pruning)	
Weed Spraying Treatments	\$135.00
Weed Control OL #3	
Spring/Fall Cleanup	
Weeding/General Maintenance	\$8,341.10
Summer Annual & Mulch install	
 Total	 <u>\$8,476.10</u>
 Irrigation-Roundabout	
Spring Activation	\$270.00
Fall Winterization	\$270.00
General Maintenance (System Checks and Service)	\$190.00
 Total	 <u>\$730.00</u>
 Water Features	
Spring Activation	
Fall Winterization	
General Maintenance (System Checks and Service)	
 Total	 <u>\$1,180.00</u>
 Maintenance	
General	\$200.00
 Total	 <u>\$200.00</u>
 Utilities (Water and Electric)	
Entry	\$1,000.00
Fountain	\$800.00
 Total	 <u>\$1,800.00</u>
 Liability Insurance	 <u>\$1,100.00</u>
 Real Estate Taxes	 <u>\$75.00</u>
 Reserve Fund	 <u>\$5,000.00</u>
 Misc.	 <u>\$2,200.00</u>
 Management Fee	 <u>\$7,853.00</u>
 Grand Total	 <u>\$35,396</u>
 Divided by Total Units	133
Annual Cost per Home	\$266.14

