

Willow Brook Estates Budget

	2025	2026	2026
	Current Budget	with dues of \$225	with dues of \$250
REVENUE:			
Beginning bank balance	\$ 15,355.83		
Outstanding checks Lovley wrote	\$ (11,768.88)		
Common Charge Per Unit	\$ 145,302.00	\$ 164,700.00	\$ 183,000.00
Interest Income	\$ 150.00	\$ 150.00	\$ 150.00
 TOTAL REVENUE (61 Units)	 \$ 149,038.95	 \$ 164,850.00	 \$ 183,150.00
 EXPENSES:			
Liability/Hazard/HOA Insurance	\$ 2,193.00	\$ 2,250.00	\$ 2,250.00
Director & Officer Insurance	\$ 544.00	\$ 550.00	\$ 550.00
Association-Crime Coverage	\$ 300.00	\$ 325.00	\$ 325.00
Electricity-Lighting	\$ 1,560.00	\$ 1,625.00	\$ 1,625.00
Water/Fire Hydrant	\$ -	\$ -	\$ -
Trash & Recycling 2%	\$ 21,797.52	\$ 22,233.47	\$ 22,233.47
Aasphalt, curb & sidewalk repairs	\$ -	\$ 10,000.00	\$ 10,000.00
Snow management 3% per year	\$ 57,085.50	\$ 58,798.00	\$ 58,798.00
Landscaping 3% per year	\$ 59,559.50	\$ 61,346.00	\$ 61,346.00
Clerical	\$ 750.00	\$ 1,000.00	\$ 1,000.00
Accounting (software & license)	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00
Annual Tax Prep.	\$ 250.00	\$ 300.00	\$ 300.00
State & Fed. Taxes due	\$ 100.00	\$ 100.00	\$ 100.00
Due/State Filings,software, Domain	\$ 500.00	\$ 500.00	\$ 500.00
Repairs & Maintenance	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Bank charges (check machine)	\$ -	\$ -	\$ -
Beautification	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
Transfer to reserves			\$ 10,000.00
TOTAL COMMON EXPENSES	\$ 153,139.52	\$ 168,027.47	\$ 178,027.47
 BALANCE	 \$ (4,100.57)	 \$ (3,177.47)	 \$ 5,122.53