

Willow Brook Estates Budget

	2025	2026
	Current Budget	with dues of \$250
REVENUE:		
Beginning bank balance	\$ 15,355.83	\$ 2,702.60
Outstanding checks Lovley wrote	\$ (11,768.88)	
Common Charge Per Unit 9 x 198.50	\$ 108,976.50	\$ 183,000.00
Common Charge Per Unit 3 x 250	\$ 45,750.00	
Interest Income	\$ 150.00	\$ 150.00
Newport Realty	\$ 15,600.00	
TOTAL REVENUE (61 Units)	\$ 174,063.45	\$ 183,150.00
 EXPENSES:		
Liability/Hazard/HOA Insurance	\$ 2,193.00	\$ 2,250.00
Director & Officer Insurance	\$ 544.00	\$ 550.00
Association-Crime Coverage	\$ 300.00	\$ 325.00
Electricity-Lighting	\$ 1,560.00	\$ 1,750.00
Water/Fire Hydrant	\$ -	\$ -
Trash & Recycling	\$ 21,797.52	\$ 8,900.00
Asphalt, curb & sidewalk repairs	\$ -	\$ -
Snow management *	\$ 57,085.77	\$ 48,000.54
Landscaping	\$ 64,780.56	\$ 48,000.54
Clerical	\$ 750.00	\$ 1,500.00
Accounting (software & license)	\$ 1,500.00	\$ 2,200.00
Annual Tax Prep.	\$ 250.00	\$ 300.00
State & Fed. Taxes due	\$ 100.00	\$ 150.00
Due/State Filings,software, Domain	\$ 500.00	\$ 750.00
Repairs & Maintenance	\$ 5,000.00	\$ 7,500.00
Beautification	\$ 7,500.00	\$ 15,000.00
Transfer to reserves	\$ 7,500.00	\$ 25,000.00
TOTAL COMMON EXPENSES	\$ 171,360.85	\$ 162,176.08
 BALANCE	 \$ 2,702.60	 \$ 20,973.92

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2025

Current Budget

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Outstanding checks Lovley wrote	\$	(11,768.88)
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TOTAL REVENUE (61 Units)	\$	174,063.45

EXPENSES:

Liability/Hazard/HOA Insurance	\$	2,193.00
Director & Officer Insurance	\$	544.00
Association-Crime Coverage	\$	300.00
Electricity-Lighting	\$	1,560.00
Water/Fire Hydrant	\$	-
Trash & Recycling	\$	21,797.52
Asphalt, curb & sidewalk repairs	\$	-
Snow management *	\$	57,085.77
Landscaping	\$	64,780.56
Clerical	\$	750.00
Accounting (software & license)	\$	1,500.00
Annual Tax Prep.	\$	250.00
State & Fed. Taxes due	\$	100.00
Due/State Filings, software, Domain	\$	500.00
Repairs & Maintenance	\$	5,000.00
Beautification	\$	7,500.00
Transfer to reserves	\$	7,500.00
TOTAL COMMON EXPENSES	\$	171,360.85

BALANCE

\$ 2,702.60

Willow Brook Estates HOA Inc.

Trial Balance

As of December 31, 2025

	DEBIT	CREDIT
ION Bank	3,507.18	
ION Bank - Reserve	33,307.92	
1200 Accounts Receivable		8,692.50
12000 Undeposited Funds	0.00	
2000 Accounts Payable		0.00
32000 Retained Earnings		28,619.48
4130 Rental		0.00
Miscellaneous Income		171,964.26
Services		0.00
6140 Contributions	0.00	
61700 Computer and Internet Expenses	1,707.45	
6180 Insurance	3,168.00	
6530 Insurance:Liability Insurance	513.00	
6200 Interest Expense	0.00	
6240 Miscellaneous	200.00	
6565 Professional Fees:Accounting	250.00	
6310 Repairs:Building Repairs	309.07	
63700 Landscaping and Groundskeeping	0.00	
6390 Utilities	0.00	
6400 Utilities:Gas and Electric	1,836.52	
64900 Office Supplies	492.22	
6610 Taxes	63.00	
67200 Repairs and Maintenance	2,334.37	
63701 Landscaping:Beautification	8,387.42	
Landscaping:Lawn	63,020.37	
Landscaping:Plowing	66,671.75	
Maintenance:Trash	23,613.98	
Unapplied Cash Bill Payment Expense	0.00	
7010 Interest Income		106.01
TOTAL	\$209,382.25	\$209,382.25

Willow Brook Estates Budget

2026

with dues of \$250

REVENUE:

Beginning bank balance	\$	2,702.60
Outstanding checks Lovley wrote		
Common Charge Per Unit 9 x 198.50	\$	183,000.00
Common Charge Per Unit 3 x 250		
Interest Income	\$	150.00
Newport Realty		
TOTAL REVENUE (61 Units)	\$	183,150.00

EXPENSES:

Liability/Hazard/HOA Insurance	\$	2,250.00
Director & Officer Insurance	\$	550.00
Association-Crime Coverage	\$	325.00
Electricity-Lighting	\$	1,750.00
Water/Fire Hydrant	\$	-
Trash & Recycling	\$	8,900.00
Asphalt, curb & sidewalk repairs	\$	-
Snow management *	\$	48,000.54
Landscaping	\$	48,000.54
Clerical	\$	1,500.00
Accounting (software & license)	\$	2,200.00
Annual Tax Prep.	\$	300.00
State & Fed. Taxes due	\$	150.00
Due/State Filings, software, Domain	\$	750.00
Repairs & Maintenance	\$	7,500.00
Beautification	\$	15,000.00
Transfer to reserves	\$	25,000.00
TOTAL COMMON EXPENSES	\$	162,176.08

BALANCE

\$ 20,973.92

Willow Brook Estates HOA Inc.

Trial Balance

As of April 21, 2026

	DEBIT	CREDIT
ION Bank	19,601.61	
ION Bank - Reserve	33,336.68	
1200 Accounts Receivable		9,751.50
12000 Undeposited Funds	0.00	
2000 Accounts Payable	2,434.30	
32000 Retained Earnings		28,122.60
Miscellaneous Income		61,000.00
61700 Computer and Internet Expenses	351.48	
6530 Insurance:Liability Insurance	761.00	
6565 Professional Fees:Accounting	300.00	
6400 Utilities:Gas and Electric	494.64	
64900 Office Supplies	137.19	
6510 Filing Fees	150.00	
63701 Landscaping:Beautification	6,390.60	
Landscaping:Plowing	32,000.36	
Maintenance:Trash	2,945.00	
7010 Interest Income		28.76
TOTAL	\$98,902.86	\$98,902.86

Balance Sheet

Willow Brook Estates HOA Inc.

As of Apr 21, 2026

	TOTAL
Assets	
Current Assets	
Bank Accounts	
ION Bank	19,601.61
ION Bank - Reserve	33,336.68
Total for Bank Accounts	\$52,938.29
Accounts Receivable	
1200 Accounts Receivable	-9,751.50
Total for Accounts Receivable	-\$9,751.50
Other Current Assets	
12000 Undeposited Funds	0.00
Total for Other Current Assets	\$0.00
Total for Current Assets	\$43,186.79
Total for Assets	\$43,186.79
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	-2,434.30
Total for Accounts Payable	-\$2,434.30
Total for Current Liabilities	-\$2,434.30
Total for Liabilities	-\$2,434.30
Equity	
32000 Retained Earnings	28,122.60
Net Income	17,498.49
Total for Equity	\$45,621.09
Total for Liabilities and Equity	\$43,186.79

The following is a partial listing of who is required to submit a license and insurance certificate **prior** to any work being done on your home.

Insurance certificates **expire**, therefore, new certificates must be issued to the Board **annually**.

Please remember, all projects on the exterior of your home require prior authorization from the board, forms are available on our website for submission of approval.

Window washers

Lawn services-seeding companies

Fertilization company

Irrigation companies

Power washing

Gutter cleaning

Patio repairs

Fencing companies

Roof repairs

Line painters

Arborists/tree trimmers

Duct cleaning

Walkway repairs

Window repair/installation

Deck repairs

Trash services

Exterminators

Painters

Generator installers

Underground fencing companies

Paving companies

Line painters

Outside electrical

Landscapers

Outside plumbers

Carpenters

Garage door repairs/install

storm door installation

shutter replacement

2026 Projected Beautification Projects

1. Install soil, grade and seed around raised utility boxes
2. Water gardens – weed control
3. Replace blue spruce at entrance
4. Repair cracks in main roads
5. Tree removal – (Zammett, Colburn, Stinchon)
6. Plant flowers at entrance pillars
7. Clean & paint mailbox area
8. Install 3' mulch rings around existing trees not done last fall
9. Consider replacing rock in water garden 4,5 to match 6,7 if budget allows
10. Weed wack conservation path to woods as needed
11. Remove and/or replace common area trees that did not survive the winter

Ali's to repair lawns damaged by plow, reseed and repair sidewalk

Add more gravel at emergency exit if budget allows