



Willow Brook – Annual Association Budget	<u>Annual</u>	<u>Annual</u>
	2023	2024
INCOME TOTAL - 51 lots - Per year = \$270.00	\$13,770.00	\$13,770.00
<u>ADMINISTRATIVE</u>	<u>cost per year</u>	<u>cost per year</u>
Insurance	\$1,750.00	\$1,750.00
Office Expense	\$100.00	\$100.00
Taxes	\$50.00	\$50.00
Management Fee	\$3,000.00	\$3,000.00
<u>GROUNDS</u>		
Electric	\$500.00	\$500.00
Spray Irrigation	\$450.00	\$450.00
Detention Pond Maintenance	\$800.00	\$800.00
Landscaping	\$4,000.00	\$4,000.00
Snow Removal	\$3,120.00	\$3,120.00
Misc.	\$0.00	\$0.00
EXPENSE TOTAL	\$13,770.00	\$13,770.00

** Note: Initial capitalization of the Planned Community shall be provided by non-refundable payments made by each Purchaser of a Unit. These payments shall be in an amount equal to \$300.00 per unit of which \$200.00 is for working capital and \$100.00 is for Recording Fees for Amendments to Declaration. Upon any resale of the Unit and purchase by a subsequent Unit Owner, the purchasing Unit Owner shall pay the Association a capital improvement fee as then established by the Association. In addition, each unit shall be assessed an annual maintenance fee as set forth in the annual budget of the Association to be billed quarterly.