Willow Brook Estates Community Association Units 5 & 6
2026 Approved Budget
$275.00 Yearly Assessment

INCOME	
Assessment Income	$62,975.00
Late Fee Income	$700.00
Legal Fees Reimbursement	$100.00
Violation Fees Income/NSF	$0.00
Interest Income	$20.00
Homeowner Lawn Care Reimbursement	$0.00
Admin Fee New Purchase of Homes	$3,000.00
TOTAL INCOME	$66,795.00
EXPENSES	
General & Administrative	
Management Fees	$9,000.00
Acccounting Fees	$350.00
Legal Fees Association	$500.00
Legal Fees Homeowners	$0.00
Bank Charges	$100.00
Insurance	$2,000.00
Postage and Mailing	$700.00
Miscellaneous General / Admin/Website	$950.00
Total General & Administrative	$13,600.00
Operating Expense	
Mowing and Landscaping	$7,000.00
Common Area Repairs and Maintenance	$11,620.00
Homeowner Lawncare	$0.00
Total Operating Expense	$18,620.00
Pond and Lake Expense	
Electricity - Lake ,Pond, and Park	$6,500.00
Lake and Pond Treatment	$21,000.00
Total Pond and Lake Expenses	$27,500.00
Reserve Transfer	$7,075.00
TOTAL EXPENSES	$66,795.00

Approved 9/9/25