

Brookwillow Village Condominiums

2026 ANNUAL BUDGET - Approved

Monthly Dues: \$275.00. Due 7/1/2026

Special Assessment of \$250.00/Unit/Owner Due 6/15/2026

Special Assessment of \$400.00/Unit/Owner Due 9/1/2026

Income	2024	2025	2026
	Actual	Actual	Proposed
Association Dues	\$52,630.00	\$56,383.00	\$66,000.00
Special Assessment/Unit	\$950.00	\$15,960.00	\$10,080.00
Capital Assessment for New Owners		\$700.00	\$700.00
Interest Income	\$90.27	\$108.30	\$100.00
HOA Pet Waste Fee	\$45.00		\$150.00
Violation Fees/Fines/Reimbursements	\$98.41	\$241.73	
Total Income	\$53,813.68	\$73,393.03	\$77,030.00

Expenses	2024	2025	2026
	Repair/Maintenance/Grounds	\$551.40	\$9,876.80
Landscape Maintenance-Contract	\$4,990.00	\$4,785.00	\$5,150.00
Landscape Trees/Shrubs	\$357.50	\$1,485.00	\$1,000.00
Irrigation System Repair	\$562.50	\$259.00	\$500.00
Snow Removal	\$398.75		\$750.00
Pest Control/Pet Waste Management	\$300.00	\$660.00	\$900.00
Management	\$3,600.00	\$4,100.00	\$5,000.04
Alarm Monitoring	\$2,553.21	\$2,999.83	\$3,000.00
Alarm Line	\$1,321.12	\$372.24	\$350.00
Fire Inspections	\$905.99	\$1,418.48	\$1,500.00
Insurance	\$5,714.85	\$6,687.74	\$7,614.80
Electricity	\$1,220.00	\$1,194.75	\$1,220.00
Water & Sewer	\$13,172.80	\$13,630.44	\$13,800.00
Trash	\$13,195.12	\$10,745.30	\$11,000.00
Meeting Cost		\$50.00	\$55.00
Office Expense	\$608.58	\$502.78	\$550.00
Bank Charges			\$6.00
Legal/State Registrations/Professional Services	\$425.00	\$14,758.00	\$10,000.00
Accounting/Tax Prep	\$250.00	\$283.50	\$300.00
Reserve Account			
Total Expenses	\$50,126.82	\$73,808.86	\$76,695.84

Net Income	\$3,686.86	-\$415.83	\$334.16
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Total Accounts YTD, 03/16/2026:

Operating: \$5,716.49

Reserves: \$4,578.84

Total Account Balances: \$10,295.33