

Willow Brooke Condominium

	APPROVED
	2026
INCOME	Budget
Maintenance fees	99,119.52
Interest income Operating	0.00
Interest Income Savings/Reserves	0.00
Other Income	0.00
Late fees/Interest	0.00
Rent	14,000.00
TOTAL INCOME	113,119.52
OPERATING EXPENSES	
Admin expense	200.00
Bank & coupon charges	100.00
Insurance	50,000.00
Management Fee	18,900.00
Professional / legal	1,000.00
Licenses / Fees	440.00
Building Maint.	0.00
Exterminating	700.00
Grounds Maint.	6,600.00
Grounds Supplies	500.00
Electric	2,780.00
Trash/Utilities	8,050.00
Misc.	3,086.02
Repairs rentals	500.00
Property repairs	1,400.00
Taxes/Return/Compilation	1,962.00
Awning Maint	1,500.00
OPERATING EXPENSES	97,718.02
RESERVES TRANSFERS	
Roofs	2,871.52
Paving	7,414.12
Painting	5,115.86
Interest	
Unallocated	
RESERVE EXPENSES	15,401.50
TOTAL EXPENSES	113,119.52
NET	-
Monthly Maintenance fees 2025:	295.00
Proposed Monthly Maintenance fees 2026:	295.00
Increase monthly 2026	0

Willow Brooke Condominium - Proposed Budget

Willow Brooke Condominium Association Inc. Reserve Analysis 2026 for proposed budget purposes.

	Useful Life	Remaining Life	Replacement COST	Estimated Balance 12/31/25	100% Full funding for 2026
ROOF A and B	25	22	34,000.00	1,711.32	1,467.67
ROOF C and D	25	23	34,000.00	1,711.32	1,403.86
GROUNDS/PAVING	20	1	37,000.00	29,585.88	7,414.12
PAINT	7	3	23,000.00	7,652.43	5,115.86
UNALLOCATED	N/A	N/A	N/A	0.00	0.00
			128,000.00	40,660.95	15,401.50

These estimated remaining useful lives and replacement cost amounts are estimates, not based on engineer's survey.