

CROFTON SPRINGS SUPPLEMENTAL DECLARATION BUDGET
2022-23 Budget
IHCA Division 25
121 Units

	Condos (Average) Monthly	Hillside Cottages Monthly	Garden Cottages Monthly	Town Houses Monthly	Row Houses Monthly
2021-22 Neighborhood Expenses	\$ 134.10	\$ 134.10	\$ 134.10	\$ 134.10	\$ 134.10
2021-22 Neighborhood Reserves	\$ 19.28	\$ 19.28	\$ 19.28	\$ 19.28	\$ 19.28
2021-22 Unit Specific Expenses	\$ -	\$ 68.08	\$ -	\$ 56.24	\$ 50.82
2021-22 Unit Specific Reserves	\$ -	\$ 150.46	\$ -	\$ 150.46	\$ 150.46
2021-22 Div 25 Total	\$ 153.38	\$ 371.92	\$ 153.38	\$ 360.08	\$ 354.66
IHCA Master Assessment	\$ 79.00	\$ 79.00	\$ 79.00	\$ 79.00	\$ 79.00
2021-22 Total Assessment	\$ 232.38	\$ 450.92	\$ 232.38	\$ 439.08	\$ 433.66
2022-23 Neighborhood Expenses	\$ 138.35	\$ 138.35	\$ 138.35	\$ 138.35	\$ 138.35
2022-23 Neighborhood Reserves	\$ 27.55	\$ 27.55	\$ 27.55	\$ 27.55	\$ 27.55
2022-23 Unit Specific Expenses	\$ -	\$ 70.83	\$ -	\$ 57.78	\$ 54.07
2022-23 Unit Specific Reserves	\$ -	\$ 150.46	\$ -	\$ 150.46	\$ 150.46
2022-23 Div 25 Total	\$ 165.90	\$ 387.20	\$ 165.90	\$ 374.14	\$ 370.43
Annual Total:	\$ 57,733.73	\$ 74,341.98	\$ 39,816.36	\$ 67,345.61	\$ 182,251.32
% Change Neighborhood & Unit	12.52%	15.28%	12.52%	14.06%	15.77%
% Change Neighborhood & Unit	8.2%	4.1%	8.2%	3.9%	4.4%
IHCA Master Assessment	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00
2022-23 Total Assessment	\$ 245.90	\$ 467.20	\$ 245.90	\$ 454.14	\$ 450.43
% Change in Neigh Reserves					
% Change in Unit Reserves					
% Change in Operating					
\$ Change Total Assessment					
% Change Total Assessment					

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	2021-22 Budget Condos	2021-22 Budget Hillside Cottages	2021-22 Budget Garden Cottages	2021-22 Budget Town houses	2021-22 Budget Row houses	2021-22 Ratified Budget	2022-23 Total Budget	Total Budget Variance from Prior Year
Total No. of Units:	29	16	20	15	41	121	121	
NEIGHBORHOOD EXPENSES	24.0%	13.2%	16.5%	12.4%	33.9%	100%	100%	
Total No. of Units:	16	16	15	41	72	72	72	
UNIT SPECIFIC EXPENSES		22%		21%	57%	100%	100%	

INCOME	2021-22 Budget	2021-22 Budget	2021-22 Budget	2021-22 Budget	2021-22 Budget	2021-22 Ratified Budget	2022-23 Total Budget	Total Budget Variance from Prior Year	
Neighborhood Assessment	47,046	25,895	32,369	24,314	66,467	222,706	240,889	18,183	8.2%
Neigh Assessment - Unit Specific - HC		39,745				41,961	42,489	528	1.3%
Neigh Assessment - Unit Specific - TH				36,394		37,207	37,483	276	0.7%
Neigh Assessment - Unit Specific - RH					88,098	99,030	100,628	1,598	1.6%
Interest Income						0	0	0	0.0%
Interest Income- Reserves						0	0	0	0.0%
Late/NSF Fees						0	0	0	0.0%
Other						0	0	0	0.0%
TOTAL INCOME	47,046	65,640	32,369	60,708	154,565	400,904	421,489.00	20,585	5.1%

NEIGHBORHOOD EXPENSES	2021-22 Budget	2021-22 Budget	2021-22 Budget	2021-22 Budget	2021-22 Budget	2021-22 Ratified Budget	2022-23 Total Budget	Total Budget Variance from Prior Year	
Utility Expenses									
Storm Water Fees	0	0	0	0	0	0	0	0.00	0.0%
Garbage Service	9,381	5,176	6,469	4,852	13,262	43,200	44,170	970	2.2%
Electricity	36	20	25	19	51	150	150	0	0.0%
TOTAL UTILITIES	9,417	5,196	6,494	4,871	13,313	43,350	44,320	970	2.2%

Maintenance Expenses	2021-22 Budget	2021-22 Budget	2021-22 Budget	2021-22 Budget	2021-22 Budget	2021-22 Ratified Budget	2022-23 Total Budget	Total Budget Variance from Prior Year	
Landscaping	14,328	7,880	9,851	7,403	20,238	63,397	65,300	1,903	3% annual increase
Non-Contract Landscaping	1,440	792	990	744	2,034	6,000	7,000	1,000	16.7%
Irrigation - Common Areas	5,520	3,036	3,795	2,853	7,797	23,690	25,500	1,810	3% increase
Irrigation Maint & Repair	624	343	429	322	881	2,000	2,000	0	0.0%
Neigh Pest Control	168	92	116	87	237	700	700	0	0.0%
Inclement Weather Maintenance	480	264	330	248	678	2,000	2,000	0	0.0%
Neigh Maintenance	3,840	2,112	2,640	1,984	5,424	16,000	16,000	0	0.0%
Neighborhood Dryer Vent Cleaning						0	0	0.00	#DIV/0!
Neighborhood Drain Line Cleaning						500	1,000	500.00	per estimate
TOTAL MAINTENANCE	26,400	14,519	18,151	13,641	37,289	114,287	119,500	5,213	4.6%

Administrative Expenses	2021-22 Budget	2021-22 Budget	2021-22 Budget	2021-22 Budget	2021-22 Budget	2021-22 Ratified Budget	2022-23 Total Budget	Total Budget Variance from Prior Year	
Management Fees	7,474	4,111	5,138	3,861	10,556	31,139	31,139	0	
Reserve Study	305	168	210	157	430	1,430	1,430	0	3-year contract pri
Neighborhood Bad Debt	0	0	0	0	0	0	0	0.00	0.0%
Legal	120	66	83	62	170	500	500	0	0.0%
Administrative (Postage, Copy, Other)	48	26	33	25	68	200	200	0	0.0%
Contingency	600	330	413	310	848	2,500	2,500	0	0.0%
Bank/NSF Fees						0	0	0.00	0.0%
Federal Income Tax	286	157	196	148	402	1,300	1,300	0	100.0%
TOTAL ADMINISTRATIVE	8,833	4,858	6,073	4,563	12,474	37,069	37,069	0	0.0%
NEIGHBORHOOD TOTAL EXPENSES	44,650	24,573	30,718	23,075	63,076	194,706	200,889	6,183	3.2%
NEIGHBORHOOD CONTRIBUTION	2,397	1,322	1,653	1,240	3,388	28,000	40,000	12,000	42.9%
NEIGHBORHOOD TOTAL EXPENSES	47,047	25,895	32,371	24,315	66,464	222,706	240,889	18,183	

UNIT SPECIFIC EXPENSES	2021-22 Budget	2021-22 Budget	2021-22 Budget	2021-22 Budget	2021-22 Budget	2021-22 Ratified Budget	2022-23 Total Budget	Total Budget Variance from Prior Year	
Maintenance Expenses									
Pest Control		400	0	400	400	2,500	2,600	100.00	4.0%
Pest Control - HC		500				500	500	0.00	0.0%
Pest Control - TH				500		500	500	0.00	0.0%
Pest Control - RH					1,500	1,500	1,600	100.00	6.7%
Roof/Gutter Cleaning						5,725	5,800	75.00	1.3%
Roof/Gutter Cleaning - HC						1,541	1,550	9.00	0.6%
Roof/Gutter Cleaning - TH						1,211	1,250	39.00	3.2%
Roof/Gutter Cleaning - RH						2,973	3,000	27.00	0.9%
Roof/Gutter Maintenance	0	1,800	0	1,300	3,300	1,300	2,200	-900	-69.2%
Roof/Gutter Maintenance - HC		1,800				400	600	-200	-50.0%
Roof/Gutter Maintenance - TH				1,300		400	400	0	0.0%
Roof/Gutter Maintenance - RH					3,300	500	1,200	-2,100	-63.6%
Dryer Vent Cleaning						1,566	1,700	134.00	8.6%
Dryer Vent Cleaning - HC						431	450	19.00	4.4%
Dryer Vent Cleaning - TH						413	450	37.00	9.0%
Dryer Vent Cleaning - RH						722	800	78.00	10.7%
Building Maintenance	0	2,500	0	3,200	5,200	13,900	14,700	800.00	5.8%
Building Maintenance - HC		2,500				4,000	4,200	200.00	5.0%
Building Maintenance - TH				3,200		2,400	2,500	100.00	4.2%
Building Maintenance - RH					5,200	7,500	8,000	500.00	6.7%
TOTAL MAINTENANCE	0	4,700	0	4,900	8,900	24,991	27,000	2,009.00	8.0%
Administrative Expenses									
Neighborhood Bad Debt	0	0	0	0	0	0	0	0.00	0.0%
Bad Debt - HC		0				0	0	0.00	0.0%
Bad Debt - TH				0		0	0	0.00	0.0%
Bad Debt - RH					0	0	0	0.00	0.0%
Property Insurance	0	4,610	0	4,320	11,807	23,207	23,600	393.00	1.7%
Property Insurance - HC		4,610				6,200	6,300	100.00	1.6%
Property Insurance - TH				4,320		5,200	5,300	100.00	1.9%
Property Insurance - RH					11,807	11,807	12,000	193.00	1.6%
TOTAL ADMINISTRATIVE	0	4,610	0	4,320	11,807	23,207	23,600	393.00	1.7%
TOTAL UNIT SPECIFIC EXPENSES	0	9,310	0	9,220	20,707	48,198	50,600	2,402.00	5.0%
UNIT SPECIFIC RESERVE CONTRIBUTION	0	30,435	0	27,174	67,391	130,000	130,000	0.00	0.0%
TOTAL UNIT SPECIFIC EXPENSES	0	39,745	0	36,394	88,098	178,198	180,600	2,402.00	1.3%

TOTAL	2021-22 Budget	2021-22 Budget	2021-22 Budget	2021-22 Budget	2021-22 Budget	2021-22 Ratified Budget	2022-23 Total Budget	Total Budget Variance from Prior Year	
TOTAL	158,000.00	170,000.00							

NOTES
 Disclosure Statement: The information contained herein, while not guaranteed, has been secured from the sources Issaquah Highlands Community Association believes to be reliable and is considered the most current and correct data available. Prospective purchaser should verify all such information on their own behalf, or have information verified by their own attorney, accountant, or business advisor.