

Crofton at Village Green

Detached Div 48/52 (41 units + 4 condo)			Attached 48/52 (15 units, 78 garages)					COMBINED Attached+ Detached 48/52			Divs 29/30/40 (47 units)			Combined 48/52 and 29/30/40	Combined 48/52 and 29/30/40
Total Detached Budget 2021-22	Detached Budget 2022-23	Increase/Decrease	Total Attached Budget 2021-22	Attached Budget 2022-23	Garage Attached Budget 2022-23	Total Attached Budget 2022-23	Increase/Decrease	Total Attached Budget 2021-22	Total Attached Budget 2022-23	Increase/Decrease	Total Budget 2021-22	Total Budget 2022-23	Increase/Decrease	Total Combined Budget 2021-22	Total Combined Budget 2022-23

INCOME

4070-000	Neighborhood Assessment 48/52	107,393	113,331	5,938	115,926	69,959	52,230	122,190	6,264	223,319	235,520	12,201		223,319	235,520
TOTAL INCOME		107,393	113,331	5,938	115,926	69,959	52,230	122,190	6,264	223,319	235,520	12,201		223,319	235,520

4070-029	Neighborhood Assessment 29/30/40												124,483	130,811	6,328	124,483	130,811
TOTAL INCOME													124,483	130,811	6,328	124,483	130,811
COMBINED TOTAL INCOME															5.08%	347,802	366,331

48/52	NEIGHBORHOOD EXPENSES																
7201-000	Neighborhood Management Fees 48/52	6,854	7,540	686	2,285	2,513		2,513	228	9,139	10,053	914		9,139	10,053		
7204-000	Neighborhood Reserve Study 48/52	836	836	0	279	279		279	(0)	1,115	1,115	-		1,115	1,115		
7220-000	Neighborhood Utilities - Storm Water Fees	161	161	0	54	54		54	(0)	215	215	-		215	215		
7221-000	Neighborhood Water, Residential (Garage Water Only)			-	2,400	2,400	2,400	2,400	-	2,400	2,400	-		2,400	2,400		
7225-000	Neighborhood Garbage	22,425	22,425	-	7,475	7,475		7,475	-	29,900	29,900	-		29,900	29,900		
7226-000	Neighborhood Electric - (Garages Only)			-	3,800		4,000	4,000	200	3,800	4,000	200		3,800	4,000		
7240-000	Neighborhood Landscape - Contract Monthly 48/52	27,609	28,437	828	9,203	9,479		9,479	276	36,812	37,916	1,104		36,812	37,916		
7250-000	Neighborhood Landscape - Non-Contract 48/52	6,750	7,500	750	2,250	2,500		2,500	250	9,000	10,000	1,000		9,000	10,000		
7260-000	Neighborhood Irrigation - Water 48/52	14,250	15,750	1,500	4,750	5,250		5,250	500	19,000	21,000	2,000		19,000	21,000		
7265-000	Neighborhood Irrigation Maintenance & Repairs 48/52	1,650	1,650	-	550	550		550	-	2,200	2,200	-		2,200	2,200		
7266-000	Attached Pest Control (Attached) 48/52				400	750		750	350	400	750	350		400	750		
7272-000	Neighborhood Gutter/Roof Cleaning 48/52				500	1,300		1,300	800	500	1,300	800		500	1,300		
7271-000	Neighborhood Gutter/Roof Maintenance 48/52				1,210	800		800	(410)	1,210	800	(410)		1,210	800		
7278-000	Neighborhood Dryer Vent Cleaning 48/52				415	415		415	-	415	415	-		415	415		
7274-000	Neighborhood Inclement Weather Maintenance	638	1,500	862	213	500		500	287	850	2,000	1,150		850	2,000		
7280-000	Neighborhood Maintenance (CA) 48/52	7,500	7,500	-	2,500	2,500		2,500	-	10,000	10,000	-		10,000	10,000		
7280-100	Repairs and Maintenance (Attached) 48/52				7,000	6,000		6,000	(1,000)	7,000	6,000	(1,000)		7,000	6,000		
7288-000	Attached General Liability Insurance 48/52				6,000	6,000		6,000	-	6,000	6,000	-		6,000	6,000		
7289-000	Neighborhood Contingency 48/52	600	600	-	200	200		200	-	800	800	-		800	800		
9610-000	Neighborhood Federal Income Tax	488	488	(1)	162	163		163	1	650	650	-		650	650		
48/52	TOTAL NEIGHBORHOOD EXPENSE	89,761	94,387	4,626	51,646	46,727	6,400	53,127	1,481	141,406	147,514	6,108		141,406	147,514		

29/30/40	NEIGHBORHOOD EXPENSES																
7201-029	Neighborhood Management Fees 29/30/40									7,181	7,902	721		7,181	7,902		
7204-029	Neighborhood Reserve Study 29/30/40									1,280	1,280	-		1,280	1,280		
7240-029	Neighborhood Landscape - Contract Monthly 29/30/40									10,384	10,500	116		10,384	10,500		
7250-029	Neighborhood Landscape - Non-Contract 29/30/40									3,000	3,500	500		3,000	3,500		
7260-029	Neighborhood Irrigation - Water 29/30/40									8,000	8,000	-		8,000	8,000		
7265-029	Neighborhood Irrigation Maintenance & Repairs 29/30/40									2,000	2,000	-		2,000	2,000		
7266-029	Neighborhood Pest Control (Common Area) 29/30/40									650	650	-		650	650		
7271-029	Neighborhood Gutter/Roof Repair 29/30/40									500	1,000	500		500	1,000		
7272-029	Neighborhood Gutter/Roof Cleaning 29/30/40									1,600	1,600	-		1,600	1,600		
7274-029	Neighborhood Inclement Weather Maintenance 29/30/40													-	-		
7278-029	Dryer Vent Cleaning 29/30/40									1,405	1,405	-		1,405	1,405		
7280-029	Neighborhood Maintenance (Units) 29/30/40									7,500	7,000	(500)		7,500	7,000		
7288-029	Neighborhood Property Insurance 29/30/40									13,600	13,600	-		13,600	13,600		
7289-029	Neighborhood Contingency 29/30/40									100	100	-		100	100		
9610-000	Neighborhood Federal Income Tax 29/30/40									279	280	1		279	280		
29/30/40	TOTAL NEIGHBORHOOD EXPENSES									57,479	58,817	1,338		57,479	58,817		

COMBINED TOTAL EXPENSES																198,885	206,331
NET OPERATING INCOME		17,632	18,944	1,312	64,280	23,232	45,830	69,062	4,782	81,913	88,006	6,093	67,004	71,994	4,990	148,917	160,000
Neighborhood Reserve Contribution										81,912	88,006	6,094				148,917	160,000
48/52 Attached Reserve Contribution					64,280	23,232	45,830	69,062	4,782	82,256							
48/52 Detached Reserve Expense Contribution		17,632	18,944	1,312							84,652						
29/30/40 Reserve Contribution											67,004	71,994	4,990				