

CROFTON SPRINGS SUPPLEMENTAL DECLARATION BUDGET
2023-24 Budget
IHCA Division 25
121 Units

	Condos (Average) Monthly	Hillside Cottages Monthly	Garden Cottages Monthly	Town Houses Monthly	Row Houses Monthly
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
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
2023-24 Neighborhood Expenses	\$ 145.78	\$ 145.78	\$ 145.78	\$ 145.78	\$ 145.78
2023-24 Neighborhood Reserves	\$ 34.44	\$ 34.44	\$ 34.44	\$ 34.44	\$ 34.44
2023-24 Unit Specific Expenses		\$ 75.32		\$ 60.56	\$ 59.56
2023-24 Unit Specific Reserves		\$ 162.04		\$ 162.04	\$ 162.04
2023-24 Div 25 Total	\$ 180.22	\$ 417.58	\$ 180.22	\$ 402.81	\$ 401.82
Annual Total:	\$ 62,716.45	\$ 80,175.29	\$ 43,252.73	\$ 72,506.21	\$ 197,695.31
% Change Neighborhood & Unit	\$ 14.32	\$ 30.38	\$ 14.32	\$ 28.67	\$ 31.39
% Change Neighborhood & Unit	8.6%	7.8%	8.6%	7.7%	8.5%
IHCA Master Assessment	\$ 81.00	\$ 81.00	\$ 81.00	\$ 81.00	\$ 81.00
2023-24 Total Assessment	\$ 261.22	\$ 498.58	\$ 261.22	\$ 483.81	\$ 482.82
% Change in Neigh Reserves	\$ 6.89	\$ 6.89	\$ 6.89	\$ 6.89	\$ 6.89
% Change in Unit Reserves		\$ 11.57		\$ 11.57	\$ 11.57

	2022-23 Ratified Budget	2023-24 Budget Condos	2023-24 Budget Hillside Cottages	2023-24 Budget Garden Cottages	2023-24 Budget Town houses	2023-24 Budget Row houses	2023-24 Total Budget
Total No. of Units:	121	29	16	20	15	41	121
NEIGHBORHOOD EXPENSES	100%	24.0%	13.2%	16.5%	12.4%	33.9%	100%
Total No. of Units:	72	16	16	15	15	41	72
UNIT SPECIFIC EXPENSES	100%		22%		21%	57%	100%

INCOME							
Neighborhood Assessment	240,889	62,716	34,602	43,253	32,440	88,668	261,679
Neigh Assessment - Unit Specific - HC	42,489		45,573				45,573
Neigh Assessment - Unit Specific - TH	37,483				40,067		40,067
Neigh Assessment - Unit Specific - RH	100,628					109,027	109,027
TOTAL INCOME	421,489	62,716.45	80,175.29	43,252.73	72,506.21	197,695.31	456,346.00

NEIGHBORHOOD EXPENSES							
Utility Expenses							
Garbage Service	44,170	11,025	6,083	7,603	5,702	15,587	46,000
Electricity	150	36	20	25	19	51	150
TOTAL UTILITIES	44,320	11,061	6,102	7,628	5,721	15,638	46,150

Maintenance Expenses							
Landscaping	65,300	16,120	8,894	11,117	8,338	22,791	67,260
Non-Contract Landscaping	7,000	2,636	1,455	1,818	1,364	3,727	11,000
Irrigation - Common Areas	25,500	6,471	3,570	4,463	3,347	9,149	27,000
Irrigation Maint & Repair	2,000	431	238	298	223	610	1,800
Neigh Pest Control	700	240	132	165	124	339	1,000
Inclement Weather Maintenance	2,000	479	264	331	248	678	2,000
Neigh Maintenance	16,000	3,835	2,116	2,645	1,983	5,421	16,000
Neighborhood Drain Line Cleaning	1,000	240	132	165	124	339	1,000
TOTAL MAINTENANCE	119,500	30,452	16,801	21,002	15,751	43,053	127,060

Administrative Expenses							
Management Fees	31,139	7,463	4,118	5,147	3,860	10,551	31,139
Reserve Study	1,430	343	189	236	177	485	1,430
Legal	500	120	66	83	62	169	500
Administrative (Postage, Copy, Other)	200	48	26	33	25	68	200
Contingency	2,500	959	529	661	496	1,355	4,000
Federal Income Tax	1,300	288	159	198	149	407	1,200
TOTAL ADMINISTRATIVE	37,069	9,220	5,087	6,359	4,769	13,035	38,469

NEIGHBORHOOD TOTAL EXPENSES	200,889	50,733	27,991	34,988	26,241	71,726	211,679
NEIGHBORHOOD RESERVE CONTRIBUTION	40,000	11,983	6,612	8,264	6,198	16,942	50,000
NEIGHBORHOOD TOTAL EXPENSES	240,889	62,716	34,602	43,253	32,440	88,668	261,679

UNIT SPECIFIC EXPENSES							
Maintenance Expenses							
Pest Control	2,600		500		500	1,800	2,800
Pest Control - HC	500		500				500
Pest Control - TH	500				500		500
Pest Control - RH	1,600					1,800	1,800

Roof/Gutter Cleaning	5,800		1,762		1,500	3,305	6,567
Roof/Gutter Cleaning - HC	1,550		1,762				1,762
Roof/Gutter Cleaning - TH	1,250				1,500		1,500
Roof/Gutter Cleaning - RH	3,000					3,305	3,305

Roof/Gutter Maintenance	2,200		500		500	800	1,800
Roof/Gutter Maintenance - HC	600		500				500
Roof/Gutter Maintenance - TH	400				500		500
Roof/Gutter Maintenance - RH	1,200					800	800

Dryer Vent Cleaning	1,700		900		500	1,400	2,800
Dryer Vent Cleaning - HC	450		900				900
Dryer Vent Cleaning - TH	450				500		500
Dryer Vent Cleaning - RH	800					1,400	1,400

Building Maintenance	14,700		4,200		2,500	9,000	15,700
Building Maintenance - HC	4,200		4,200				4,200
Building Maintenance - TH	2,500				2,500		2,500
Building Maintenance - RH	8,000					9,000	9,000
TOTAL MAINTENANCE	27,000		7,862		5,500	16,305	29,667

Administrative Expenses							
Property Insurance	23,600		6,600		5,400	13,000	25,000
Property Insurance - HC	6,300		6,600				6,600
Property Insurance - TH	5,300				5,400		5,400
Property Insurance - RH	12,000					13,000	13,000
TOTAL ADMINISTRATIVE	23,600		6,600		5,400	13,000	25,000

TOTAL UNIT SPECIFIC EXPENSES	50,600	0	14,462	0	10,900	29,305	54,667
UNIT SPECIFIC RESERVE CONTRIBUTION	130,000		31,111		29,167	79,722	140,000
TOTAL UNIT SPECIFIC EXPENSES	180,600	0	45,573	0	40,067	109,027	194,667