

Crofton at Village Green 29/30/40 and 48/52
2023-24 Budget

	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 2022-23	Detached Budget 2023-24	Total Attached Budget 2022-23	Attached Budget 2023-24	Garage Attached Budget 2023-24	Total Attached Budget 2023-24	Total Attached Budget 2022-23	Total Attached Budget 2023-24	Total Budget 2022-23	Total Budget 2023-24	Total Combined Budget 2022-23	Total Combined Budget 2023-24
INCOME												
Neighborhood Assessment 48/52	113,331	118,052	122,190	76,113	58,359	134,472	235,520	252,524			235,520	252,524
TOTAL INCOME	113,331	118,052	122,190	76,113	58,359	134,472	235,520	252,524			235,520	252,524
Neighborhood Assessment 29/30/40									130,811	142,980	130,811	142,980
TOTAL INCOME									130,811	142,980	130,811	142,980
COMBINED TOTAL INCOME											366,331	395,504
NEIGHBORHOOD EXPENSES												
Neighborhood Management Fees 48/52	7,540	7,540	2,513	2,513		2,513	10,053	10,053			10,053	10,053
Neighborhood Reserve Study 48/52	836	836	279	279		279	1,115	1,115			1,115	1,115
Neighborhood Utilities - Storm Water Fees	161	161	54	54		54	215	215			215	215
Neighborhood Water, Residential (Garage Water Only)			2,400		2,800	2,800	2,400	2,800			2,400	2,800
Neighborhood Garbage	22,425	23,175	7,475	7,725		7,725	29,900	30,900			29,900	30,900
Neighborhood Electric - (Garages Only)			4,000		4,000	4,000	4,000	4,000			4,000	4,000
Neighborhood Landscape - Contract Monthly 48/52	28,437	29,291	9,479	9,764		9,764	37,916	39,054			37,916	39,054
Neighborhood Landscape - Non-Contract 48/52	7,500	8,250	2,500	2,750		2,750	10,000	11,000			10,000	11,000
Neighborhood Irrigation - Water 48/52	15,750	15,750	5,250	5,250		5,250	21,000	21,000			21,000	21,000
Neighborhood Irrigation Maintenance & Repairs 48/52	1,650	1,650	550	550		550	2,200	2,200			2,200	2,200
Attached Pest Control (Attached) 48/52			750	2,000		2,000	750	2,000			750	2,000
Neighborhood Gutter/Roof Cleaning 48/52			1,300	1,500		1,500	1,300	1,500			1,300	1,500
Neighborhood Gutter/Roof Maintenance 48/52			800	1,000		1,000	800	1,000			800	1,000
Neighborhood Dryer Vent Cleaning 48/52			415	830		830	415	830			415	830
Neighborhood Inclement Weather Maintenance	1,500	1,500	500	500		500	2,000	2,000			2,000	2,000
Neighborhood Maintenance (CA) 48/52	7,500	7,500	2,500	2,500		2,500	10,000	10,000			10,000	10,000
Repairs and Maintenance (Attached) 48/52			6,000	6,000		6,000	6,000	6,000			6,000	6,000
Attached General Liability Insurance 48/52			6,000	6,400		6,400	6,000	6,400			6,000	6,400
Neighborhood Contingency 48/52	600	600	200	200		200	800	800			800	800
Neighborhood Federal Income Tax	488	488	163	163		163	650	650			650	650
TOTAL NEIGHBORHOOD EXPENSE	94,387	96,740	53,127	49,977	6,800	56,777	147,514	153,517			147,514	153,517
NEIGHBORHOOD EXPENSES												
Neighborhood Management Fees 29/30/40							7,902	7,902			7,902	7,902
Neighborhood Reserve Study 29/30/40							1,280	1,280			1,280	1,280
Neighborhood Landscape - Contract Monthly 29/30/40							10,500	10,800			10,500	10,800
Neighborhood Landscape - Non-Contract 29/30/40							3,500	5,000			3,500	5,000
Neighborhood Irrigation - Water 29/30/40							8,000	8,000			8,000	8,000
Neighborhood Irrigation Maintenance & Repairs 29/30/40							2,000	2,000			2,000	2,000
Neighborhood Pest Control (Common Area) 29/30/40							650	650			650	650
Neighborhood Gutter/Roof Repair 29/30/40							1,000	1,000			1,000	1,000
Neighborhood Gutter/Roof Cleaning 29/30/40							1,600	1,800			1,600	1,800
Neighborhood Inclement Weather Maintenance 29/30/40											-	-
Dryer Vent Cleaning 29/30/40							1,405	1,675			1,405	1,675
Neighborhood Maintenance (Units) 29/30/40							7,000	7,000			7,000	7,000
Neighborhood Property Insurance 29/30/40							13,600	14,500			13,600	14,500
Neighborhood Contingency 29/30/40							100	100			100	100
Neighborhood Federal Income Tax 29/30/40							280	280			280	280
TOTAL NEIGHBORHOOD EXPENSES							58,817	61,987			58,817	61,987
COMBINED TOTAL EXPENSES											206,331	215,504
NET OPERATING INCOME	18,944	21,312	69,062	26,136	51,559	77,695	88,006	99,007	71,994	80,993	160,000	180,000
Neighborhood Reserve Contribution							88,006	99,007			160,000	180,000
48/52 Attached Reserve Contribution			69,062	26,136	51,559	77,695	82,256					
48/52 Detached Reserve Expense Contribution	18,944	21,312							84,652			
29/30/40 Reserve Contribution									71,994	80,993		