

CROFTON SPRINGS SUPPLEMENTAL DECLARATION BUDGET
2024-25 Budget
IHCA Division 25
121 Units

	Condos (Average) Monthly	Hillside Cottages Monthly	Garden Cottages Monthly	Town Houses Monthly	Row Houses Monthly
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		\$ 75.06		\$ 60.56	\$ 59.56
2023-24 Unit Specific Reserves		\$ 162.04		\$ 162.04	\$ 162.04
2023-24 Div 25 Total	\$ 180.22	\$ 417.32	\$ 180.22	\$ 402.81	\$ 401.82
IHCA Master Assessment	\$ 81.00	\$ 81.00	\$ 81.00	\$ 81.00	\$ 81.00
2023-24 Total Assessment	\$ 261.22	\$ 498.32	\$ 261.22	\$ 483.81	\$ 482.82
2024-25 Neighborhood Expenses	\$ 167.62	\$ 167.62	\$ 167.62	\$ 167.62	\$ 167.62
2024-25 Neighborhood Reserves	\$ 37.88	\$ 37.88	\$ 37.88	\$ 37.88	\$ 37.88
2024-25 Unit Specific Expenses		\$ 100.47		\$ 73.62	\$ 67.20
2024-25 Unit Specific Reserves		\$ 167.82		\$ 167.82	\$ 167.82
2024-25 Div 25 Total	\$ 205.50	\$ 473.79	\$ 205.50	\$ 446.94	\$ 440.52
Annual Total:	\$ 71,512.32	\$ 90,967.30	\$ 49,318.84	\$ 80,448.47	\$ 216,733.87
\$ Change Neighborhood & Unit	\$ 25.28	\$ 56.47	\$ 25.28	\$ 44.12	\$ 38.70
% Change Neighborhood & Unit	14.0%	13.5%	14.0%	11.0%	9.6%
IHCA Master Assessment	\$ 84.00	\$ 84.00	\$ 84.00	\$ 84.00	\$ 84.00
2024-25 Total Assessment	\$ 289.50	\$ 557.79	\$ 289.50	\$ 530.94	\$ 524.52

	2023-24 Ratified Budget	2024-2025 Budget Condos	2024-2025 Budget Hillside Cottages	2024-2025 Budget Garden Cottages	2024-2025 Budget Town houses	2024-2025 Budget Row houses	2024-2025 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			15	41	72
UNIT SPECIFIC EXPENSES	100%		22%		21%	57%	100%

INCOME							
Neighborhood Assessment	261,679	71,512	39,455	49,319	36,989	101,104	298,379
Neigh Assessment - Unit Specific - HC	45,523		51,512				51,512
Neigh Assessment - Unit Specific - TH	40,067				43,459		43,459
Neigh Assessment - Unit Specific - RH	109,027					115,630	115,630
TOTAL INCOME	456,296	71,512.32	90,967.30	49,318.84	80,448.47	216,733.87	508,980.80

NEIGHBORHOOD EXPENSES							
Utility Expenses							
Garbage Service	46,000	16,777	9,256	11,570	8,678	23,719	70,000
Electricity	150	38	21	26	20	54	160
TOTAL UTILITIES	46,150	16,815	9,277	11,597	8,698	23,773	70,160

Maintenance Expenses							
Landscaping	67,260	16,926	9,339	11,673	8,755	23,930	70,623
Non-Contract Landscaping	11,000	2,876	1,587	1,983	1,488	4,066	12,000
Irrigation - Common Areas	27,000	7,190	3,967	4,959	3,719	10,165	30,000
Irrigation Maint & Repair	1,800	431	238	298	223	610	1,800
Neigh Pest Control	1,000	640	353	441	331	905	2,671
Inclement Weather Maintenance	2,000	479	264	331	248	678	2,000
Neigh Maintenance	16,000	2,876	1,587	1,983	1,488	4,066	12,000
Neighborhood Drain Line Cleaning	1,000	240	132	165	124	339	1,000
TOTAL MAINTENANCE	127,060	31,659	17,467	21,834	16,375	44,759	132,094

Administrative Expenses							
Management Fees	31,139	7,836	4,323	5,404	4,053	11,078	32,695
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	4,000	959	529	661	496	1,355	4,000
Federal Income Tax	1,200	551	304	380	285	779	2,300
TOTAL ADMINISTRATIVE	38,469	9,856	5,438	6,798	5,098	13,935	41,125

NEIGHBORHOOD TOTAL EXPENSES	211,679	58,331	32,182	40,228	30,171	82,467	243,379
NEIGHBORHOOD RESERVE CONTRIBUTION	50,000	13,182	7,273	9,091	6,818	18,636	55,000
NEIGHBORHOOD TOTAL EXPENSES	261,679	71,512	39,455	49,319	36,989	101,104	298,379

UNIT SPECIFIC EXPENSES							
Maintenance Expenses							
Pest Control	2,800		2,500		500	2,000	5,000
Pest Control - HC	500		2,500				2,500
Pest Control - TH	500				500		500
Pest Control - RH	1,800					2,000	2,000

Roof/Gutter Maintenance	6,567		1,762		1,500	3,400	6,662
Roof/Gutter Maintenance - HC	1,762		1,762				1,762
Roof/Gutter Maintenance - TH	1,500				1,500		1,500
Roof/Gutter Maintenance - RH	3,305					3,400	3,400

Roof/Gutter Cleaning	1,800		400		400	800	1,600
Roof/Gutter Cleaning - HC	500		400				400
Roof/Gutter Cleaning - TH	500				400		400
Roof/Gutter Cleaning - RH	800					800	800

Dryer Vent Cleaning	2,750		850		500	1,400	2,750
Dryer Vent Cleaning - HC	850		850				850
Dryer Vent Cleaning - TH	500				500		500
Dryer Vent Cleaning - RH	1,400					1,400	1,400

Building Maintenance	15,700		4,200		2,000	7,500	13,700
Building Maintenance - HC	4,200		4,200				4,200
Building Maintenance - TH	2,500				2,000		2,000
Building Maintenance - RH	9,000					7,500	7,500
TOTAL MAINTENANCE	29,617		9,712		4,900	15,100	29,712

Administrative Expenses							
Property Insurance	25,000		9,578		8,351	17,961	35,890
Property Insurance - HC	6,600		9,578				9,578
Property Insurance - TH	5,400				8,351		8,351
Property Insurance - RH	13,000					17,961	17,961
TOTAL ADMINISTRATIVE	25,000		9,578		8,351	17,961	35,890

TOTAL UNIT SPECIFIC EXPENSES	54,617	0	19,290	0	13,251	33,061	65,602
UNIT SPECIFIC RESERVE CONTRIBUTION	140,000		32,222		30,208	82,569	145,000
TOTAL UNIT SPECIFIC EXPENSES	194,617	0	51,512	0	43,459	115,630	210,602