

**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	
	Total Detached Budget 2020-21	Detached Budget 2021-22	Increase/ Decrease	Total Attached Budget 2020-21	Attached Budget 2021-22	Garage Attached Budget 2021-22	Total Budget 2021-22	Increase/ Decrease	Total Combined Budget 2020-21	Total Combined Budget 2021-22	Increase/ Decrease	Total Budget 2020-21	Total Budget 2021-22	Increase/ Decrease	Total Budget 2020-21	Total Budget 2021-22
<b>INCOME</b>																
Neighborhood Assessment 48/52	101,664	107,393	5,729	115,377	67,069	48,857	115,926	555	217,041	223,318	6,271				217,041	223,318
Late Fees / NSF 48/52								0			0					
Fee & Fine Income 48/52								0			0					
Interest Income 48/52								0			0					
<b>TOTAL INCOME</b>	<b>101,664</b>	<b>107,393</b>	<b>5,729</b>	<b>115,377</b>	<b>67,069</b>	<b>48,857</b>	<b>115,926</b>	<b>555</b>	<b>217,041</b>	<b>223,318</b>	<b>6,271</b>				<b>217,041</b>	<b>223,318</b>
			5.6%					0.5%								
Neighborhood Assessment 29/30/40												119,500	124,483	4,983	119,500	124,483
Late Fees / NSF 29/30/40																
Fee & Fine Income 29/30/40																
Interest Income 29/30/40																
<b>TOTAL INCOME</b>												<b>119,500</b>	<b>124,483</b>	<b>4,983</b>	<b>119,500</b>	<b>124,483</b>
<b>COMBINED TOTAL INCOME</b>														4.2%	<b>336,541</b>	<b>347,801</b>
<b>NEIGHBORHOOD EXPENSES</b>																
Neighborhood Management Fees	6,854	6,854	0	2,285	2,285		2,285	0	9,139	9,139					9,139	9,139
Neighborhood Reserve Study	795	836	41	265	279		279	14	1,060	1,115					1,060	1,115
Neighborhood Bad Debt	-	0		-	-		-		-	-					-	-
Neighborhood Legal Services	-	0		-	-		-		-	-					-	-
Neighborhood Administrative Expense	-	0		-	-		-		-	-					-	-
Neighborhood Utilities - Storm Water Fees	161	161	0	54	54		54	0	215	215	0				215	215
Neighborhood Water, Residential (Garage Water Only)	0	0	0	2,400	2,400	2,400	2,400	0	2,400	2,400	0				2,400	2,400
Neighborhood Garbage	22,425	22,425	0	7,475	7,475		7,475	0	29,900	29,900	0				29,900	29,900
Neighborhood Electric - (Garages Only)	0	0	0	4,100	3,800	3,800	3,800	(300)	4,100	3,800	(300)				4,100	3,800
Neighborhood Landscape - Contract Monthly	26,779	27,609	830	8,926	9,203		9,203	277	35,705	36,812	1,107				35,705	36,812
Neighborhood Landscape - Non-Contract	6,750	6,750	0	2,250	2,250		2,250	0	9,000	9,000	0				9,000	9,000
Neighborhood Irrigation - Water	12,405	14,250	1,845	4,135	4,750		4,750	615	16,540	19,000	2,460				16,540	19,000
Neighborhood Irrigation Maintenance & Repairs	1,556	1,650	94	519	550		550	31	2,075	2,200	125				2,075	2,200
Attached Pest Control (Attached)				300	400		400	100	300	400	100				300	400
Neighborhood Gutter/Roof Repair				500	500		500	0	500	500	0				500	500
Neighborhood Gutter/Roof Cleaning				1,210	1,210		1,210	0	1,210	1,210	0				1,210	1,210
Neighborhood Dryer Vent Cleaning				413	415		415	2	413	415	2				413	415
Neighborhood Inclement Weather Maintenance	600	638	38	200	213		213	13	800	850	50				800	850
Neighborhood Dryer Vent Cleaning				0	0		0	0	0	0	0				0	0
Neighborhood Drain Line Cleaning				0	0		0	0	0	0	0				0	0
Neighborhood Maintenance (CA)	5,250	7,500	2,250	1,750	2,500		2,500	750	7,000	10,000	3,000				7,000	10,000
Repairs and Maintenance (Attached)	0	0	0	10,000	7,000		7,000	(3,000)	10,000	7,000	(3,000)				10,000	7,000
Attached General Liability Insurance	0	0	0	6,000	6,000		6,000	0	6,000	6,000	0				6,000	6,000
Neighborhood Contingency	600	600	0	200	200		200	0	800	800	0				800	800
Neighborhood Federal Income Tax	413	488	75	137	162		162	25	550	650	100				550	650
<b>TOTAL NEIGHBORHOOD EXPENSE</b>	<b>84,588</b>	<b>89,761</b>	<b>5,173</b>	<b>53,119</b>	<b>45,446</b>	<b>6,200</b>	<b>51,646</b>	<b>(1,473)</b>	<b>137,707</b>	<b>141,406</b>	<b>3,644</b>				<b>137,707</b>	<b>141,406</b>
<b>NEIGHBORHOOD EXPENSES</b>																
Neighborhood Management Fees									7,181	7,181	0				7,181	7,181
Neighborhood Reserve Study									1,180	1,280	100				1,180	1,280
Neighborhood Bad Debt									0	0	0				0	0
Neighborhood Legal Services									0	0	0				0	0
Neighborhood Administrative Expense									0	0	0				0	0
Neighborhood Landscape - Contract Monthly									10,071	10,384	313				10,071	10,384
Neighborhood Landscape - Non-Contract									3,000	3,000	0				3,000	3,000
Neighborhood Irrigation - Water									8,000	8,000	0				8,000	8,000
Neighborhood Irrigation Maintenance & Repairs									1,125	2,000	875				1,125	2,000
Neighborhood Pest Control (Common Area)									500	650	150				500	650
Neighborhood Gutter/Roof Repair									500	500	0				500	500
Neighborhood Gutter/Roof Cleaning									1,210	1,600	390				1,210	1,600
Neighborhood Inclement Weather Maintenance									0	0	0				0	0
Dryer Vent Cleaning									1,403	1,405	2				1,403	1,405
Drain Line Cleaning									0	0	0				0	0
Neighborhood Maintenance (Units)									6,500	7,500	1,000				6,500	7,500
Neighborhood Property Insurance									13,600	13,600	0				13,600	13,600
Neighborhood Contingency									100	100	0				100	100
Neighborhood Federal Income Tax									240	279	39				240	279
<b>TOTAL NEIGHBORHOOD EXPENSES</b>									<b>54,610</b>	<b>57,479</b>	<b>2,869</b>				<b>54,610</b>	<b>57,479</b>
<b>COMBINED TOTAL EXPENSES</b>																
<b>NET OPERATING INCOME</b>	<b>17,076</b>	<b>17,632</b>	<b>556</b>	<b>62,258</b>	<b>21,623</b>	<b>42,657</b>	<b>64,280</b>	<b>2,022</b>	<b>79,334</b>	<b>81,912</b>	<b>2,578</b>	<b>64,890</b>	<b>67,004</b>	<b>2,114</b>	<b>192,317</b>	<b>198,885</b>
Neighborhood Reserve Contribution									79,334	81,912	2,578				144,224	148,916
48/52 Attached Reserve Contribution				62,258	21,623	42,657	64,280								144,224	149,916
48/52 Detached Reserve Expense Contribution	17,076	17,632	0													
29/30/40 Reserve Contribution									64,890	67,004	2,114					