

CROFTON HILLS HOA						
		31-Aug	Dec-24	2024		2025
	INCOME	Actuals	Projected	Budget	Variance	Budget
420	HOMEOWNERS DUES	60,885.00	60,885.00	60,885.00	0.00	66,825.00
430	LATE CHARGES		0.00			
435	NSF FEE		0.00			
445	INTEREST	17.87	26.81			
455	FINES		0.00			
487	ESCROW TRANSFER FEE		0.00			
490	OTHER INCOME		0.00			
	TOTAL INCOME	60,902.87	60,911.81	60,885.00	0.00	66,825.00
EXPENSES						
510	ELECTRICITY	2,110.59	3,165.89	2,600.00	-565.89	3,200.00
515	WATER/IRRIGATION	781.89	1,172.84	1,150.00	-22.84	1,232.00
	TOTAL UTILITIES	2,892.48	4,338.72	3,750.00	-588.72	4,432.00
600	GENERAL MAINTENANCE	0.00	0.00	500.00	500.00	500.00
605	LANDSCAPING-CONTRACT	23,450.64	35,175.96	35,551.00	375.04	36,248.00
608	LANDSCAPE-OTHER		0.00		0.00	
621	IRRIGATION /SPRINKLER	495.50	495.50	800.00	304.50	1,500.00
622	BACKFLOW TESTING	65.00	65.00	75.00	10.00	75.00
	TOTAL MAINTENANCE	24,011.14	35,736.46	36,926.00	1,189.54	38,323.00
700	INSURANCE PREMIUMS	0.00	2,749.00	2,860.00	111.00	3,024.00
710	MANAGEMENT FEES	7,560.00	11,340.00	11,340.00	0.00	11,680.20
720	OFFICE EXPENSE	420.20	630.30	600.00	-30.30	650.00
720P	POSTAGE	241.30	361.95	575.00	213.05	400.00
720B	PO BOX RENTAL	0.00	0.00	0.00	0.00	
720W	WEBSITE	0.00	160.00	160.00	0.00	160.00
725	LEGAL SERVICES	560.00	560.00	500.00	-60.00	560.00
728	SOCIAL/ COMMUNITY OUTREACH	0.00	0.00	500.00	500.00	0.00
730	PROFESSIONAL SERVICES	265.00	265.00	275.00	10.00	280.00
745	BANK CHARGES	42.00	63.00	0.00	-63.00	65.00
755	RESERVE STUDY	1,700.00	1,700.00	2,000.00	300.00	0.00
805	TRANSFER TO RESERVES	852.64	1,278.96	1,279.00	0.04	7,155.80
806	TRANSFER TO OPERATING		0.00		0.00	
860	PROPERTY TAXES	0.00	67.60	100.00	32.40	75.00
870	LICENSE & PERMITS & FEES	0.00	20.00	20.00	0.00	20.00
	TOTAL ADMINISTRATIVE	11,641.14	19,195.81	20,209.00	1,013.19	24,070.00
	TOTAL EXPENSES	38,544.76	59,270.99	60,885.00	1,614.01	66,825.00
	NET INCOME	22,358.11	1,640.82	0.00	-1,614.01	0.00

Annual Dues = \$675

Annual dues are due on January 1, 2025. Homeowners can choose to pay 1/2 on January 1st and the other half by July 1, 2025.

Budget Disclosure for WUCIOA

We have a Reserve Study that Meets Requirements of RCW 64.90.550

Yes NO

Recommended Reserve Contribution: \$ 14,310
 Budgeted Reserve Contribution: \$ 7,156

Does the budget meet the Reserve Study's Recommendation?

YES NO

Reserve Study's Fully Funded Balance: \$ 194,971
 Actual Reserve balance at Time of Study: \$ 37,379

The Deficiency in Reserves Total: \$ 157,592

The Deficiency in Reserves for Each Unit: \$ 1,592