A MESSAGE FROM THE BOARD OF TRUSTEES
CRESTWOOD VILLAGE IV

In response to recent online misinformation, the Board of Trustees wishes to set the record straight and reassure residents of our commitment to a fair and impartial election.

First, the "Assessment by Model" document circulating online—which shows extreme increases—is **inaccurate** and **does not** match the preliminary copy presented at our last member meeting. To ensure full transparency, the official 2027 Assessment by Model is attached.

Second, our budget timeline was delayed because we were waiting on insurance and tax data. Upon learning that tax information was published on the Manchester Township website on Monday, October 26th, we finalized the tax line item and completed the 2027 Budget.

We also want to address false allegations of financial "misappropriation" or theft. In 2025, legitimate expenses were temporarily logged into the wrong account before being properly transferred. Addressing these repetitive and unfounded complaints through legal counsel has unfortunately resulted in increased legal expenses for the community.

Additionally, claims that a resident pressured the Board into changing two of our professional service companies are **false**. These transitions were scheduled and planned as early as April of this year.

Accusations of corruption are offensive and untrue, and we do not take these lies lightly. We remain dedicated to managing Village operations responsibly and keeping our community a safe and affordable place to live.

Crestwood Village Co-op Four, Inc. 2027 Budget

No. of Units	Model New Assessments Val. Value	Equal Alloc to all units	Insurance Alloc based on assessed value	Replacement Res Alloc based on assessed value	RE Taxes Alloc based on assessed value	Total Operating Costs	Monthly Payment Rounded	2026 for comparison	Monthly Charge Out 2027	2026 for comparison	Monthly increase
64	Madison / $50,000	$141.03	$29.21	$14.99	$64.84	$250.07	$250	$ 217	$ 16,000.00	$ 13,888.00	$ 33
68	Essex / $65,000	$141.03	$37.98	$19.48	$84.29	$282.78	$283	$ 248	$ 19,244.00	$ 16,864.00	$ 35
76	Windsor / $74,000	$141.03	$43.24	$22.18	$95.96	$302.41	$302	$ 266	$ 22,952.00	$ 20,216.00	$ 36
64	Devon / $70,000	$141.03	$40.90	$20.98	$90.77	$293.68	$294	$ 258	$ 18,816.00	$ 16,512.00	$ 36
26	Hampshire / $84,000	$141.03	$49.08	$25.18	$108.93	$324.21	$324	$ 287	$ 8,424.00	$ 7,462.00	$ 37
152	Georgetowne / $110,000	$141.03	$64.27	$32.97	$142.64	$380.91	$381	$ 340	$ 57,912.00	$ 51,680.00	$ 41
82	Oxford I / $98,000	$141.03	$57.26	$29.37	$127.08	$354.74	$355	$ 315	$ 29,110.00	$ 25,830.00	$ 40
140	Oxford II / $112,000	$141.03	$65.44	$33.57	$145.24	$385.27	$385	$ 344	$ 53,900.00	$ 48,160.00	$ 41
120	Stratford / $120,000	$141.03	$70.11	$35.97	$155.61	$402.72	$403	$ 360	$ 48,360.00	$ 43,200.00	$ 43
206	Lexington / $160,000	$141.03	$93.48	$47.95	$207.48	$489.95	$490	$ 443	$ 100,940.00	$ 91,258.00	$ 47
109	Cambridge / $150,000	$141.03	$87.64	$44.96	$194.52	$468.14	$468	$ 422	$ 51,012.00	$ 45,998.00	$ 46
1	Yardley / $170,000	$141.03	$99.33	$50.95	$220.45	$511.76	$512	$ 463	$ 512.00	$ 463.00	$ 49
82	Yorktowne / $170,000	$141.03	$99.33	$50.95	$220.45	$511.76	$512	$ 463	$ 41,984.00	$ 37,966.00	$ 49
1190	TOTAL UNITS							Monthly	$ 469,166.00	$ 419,497.00	
								Annual	$ 5,629,992.00	$ 5,033,964.00	

☑ APPROVED