

# Lake Castleberry

## 2022 Budget

January 2021 through December 2022

	<u>2021 YE Projected</u>	<u>2021 Budget</u>	<u>2022 Approved Budget</u>
Ordinary Income/Expense			
Income			
Annual Operating Income			
Clubhouse Rentals	2,000.00	0.00	1,500.00
Home Owner Assessments	165,000.00	107,394.00	187,200.00
Home Owner Late Fees	550.00	800.00	420.00
Recreation Fees	6,300.00	12,000.00	6,000.00
Total Annual Operating Income	<u>173,850.00</u>	<u>120,194.00</u>	<u>195,120.00</u>
Total Income	173,850.00	120,194.00	195,120.00
Expense			
Administration			
Accounting- CPA	256.00	275.00	275.00
Contingency	200.00	2,180.00	600.00
Insurance	11,000.00	12,100.00	10,000.00
Legal Fees- Covenants	640.00	0.00	2,000.00
Legal Fees- Collections	1,070.00	500.00	0.00
Management Contract	12,829.00	14,112.00	11,640.00
Social Events	1,626.00	2,000.00	5,000.00
Total Administration	<u>27,621.00</u>	<u>31,167.00</u>	<u>29,515.00</u>
Clubhouse & Pool			
Clubhouse Cleaning	3,275.00	2,800.00	3,600.00
Clubhouse Maintenance	1,125.00	4,500.00	4,500.00
Clubhouse Utilities			
Clubhouse Cable TV	1,680.00	1,680.00	1,680.00
Clubhouse Electric	12,500.00	13,800.00	13,800.00
Clubhouse Gas Heat	350.00	600.00	600.00
Clubhouse Internet	1,200.00	1,300.00	1,300.00
Clubhouse Phone	750.00	600.00	600.00
Clubhouse & Pool Water	1,800.00	1,800.00	1,800.00
Total Clubhouse Utilities	<u>18,280.00</u>	<u>19,780.00</u>	<u>19,780.00</u>
Facility Access	2,650.00	1,200.00	1,200.00
HVAC Maintenance	0.00	1,000.00	1,000.00
Pest Control Contracts	1,500.00	2,000.00	2,000.00
Pool Furniture	0.00	500.00	500.00
Pool Maintenance Contract	12,000.00	16,000.00	13,200.00
Pool Permitting	300.00	275.00	275.00
Pool Repairs	4,000.00	2,000.00	2,000.00
Pool Supplies	1,250.00	1,000.00	800.00
Total Clubhouse & Pool	<u>44,380.00</u>	<u>51,055.00</u>	<u>48,855.00</u>
Grounds & Landscaping			
Backflow Maintenance	600.00	900.00	600.00
Grounds Electric	600.00	1,200.00	1,200.00
Grounds Maintenance Contract	34,000.00	42,000.00	42,000.00
Grounds Upkeep	750.00	5,000.00	5,000.00
Irrigation Maintenance	0.00	1,000.00	1,000.00
Irrigation Water	1,200.00	4,200.00	4,200.00
Lake Maintenance	5,000.00	9,000.00	9,000.00
Mulch and Pine Straw	0.00	15,000.00	15,000.00
Pet Stations	1,100.00	1,952.00	1,952.00
Playground Maintenance	200.00	900.00	900.00
Sign Maintenance	0.00	0.00	0.00
Tree Maintenance	0.00	3,000.00	3,000.00
Total Grounds & Landscaping	<u>43,450.00</u>	<u>84,152.00</u>	<u>83,852.00</u>
Operating to Reserves	<u>58,399.00</u>	<u>32,000.00</u>	<u>32,898.00</u>
Total Expense	<u>173,850.00</u>	<u>198,374.00</u>	<u>195,120.00</u>
Net Ordinary Income	0.00	-78,180.00	0.00

Other Income/Expense			
Other Income			
Capital Reserve Income			
Capital Contributions	58,399.00	32,000.00	32,898.00
Capital Reserve Interest	0.00	0.00	0.00
Working Capital Assessments	54,000.00	24,000.00	0.00
Total Capital Reserve Income	<u>112,399.00</u>	<u>56,000.00</u>	<u>32,898.00</u>
Total Other Income	112,399.00	56,000.00	32,898.00
Other Expense			
Capital Reserve Projects			
Capital BMP Ponds	0.00	0.00	0.00
Capital Clubhouse	0.00	0.00	0.00
Capital Grounds	0.00	0.00	0.00
Capital Lake	0.00	0.00	0.00
Capital Pool	0.00	0.00	0.00
Total Capital Reserve Projects	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Other Expense	0.00	0.00	0.00
Net Other Income	<u>112,399.00</u>	<u>56,000.00</u>	<u>32,898.00</u>
Net Income	<u>112,399.00</u>	<u>--22,180.00</u>	<u>32,898.00</u>