

LAKE CASTLEBERRY					3/21/2022
Income and Expense Report					
January 2021 through December 2022					
			2021 YE Projected	2021 Budget	2022 YE Projected
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		173,850.00	120,194.00	195,120.00
	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	3,500.00
	Total Administration		27,621.00	31,167.00	28,015.00
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	550.00
	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	1,100.00
	Clubhouse Phone		750.00	600.00	513.00
	Clubhouse & Pool Water		1,800.00	1,800.00	1,800.00
	Total Clubhouse Utilities		18,280.00	19,780.00	18,363.00
	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	15,360.00
	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		44,380.00	51,055.00	49,598.00
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		43,450.00	84,152.00	83,852.00
	Operating to Reserves		58,399.00	32,000.00	32,898.00
	Total Expense		173,850.00	198,374.00	194,363.00
	Net Ordinary Income		0.00	--78,180.00	757.00
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		112,399.00	56,000.00	32,898.00
	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		0.00	0.00	0.00
	Total Other Expense		0.00	0.00	0.00
	Net Other Income		112,399.00	56,000.00	32,898.00
	Net Income		112,399.00	--22,180.00	33,655.00