

Lake Castleberry				
2023 Approved Budget				
January 2022 through December 2023				
	Jan - Dec '22	Jan - Dec '22	Jan - Dec '23	
	YE Projected	Budget	Approved Budget	Notes
Ordinary Income/Expense				
Income				
Annual Operating Income				
Clubhouse Rentals	1,100.00	1,500.00	1,500.00	
Home Owner Assessments	187,200.00	187,200.00	187,200.00	No Increase
Home Owner Late Fees	135.00	420.00	180.00	
Recreation Fees	9,953.50	6,000.00	8,000.00	More Memberships
Total Annual Operating Income	198,388.50	195,120.00	196,880.00	
Total Income	198,388.50	195,120.00	196,880.00	
Expense				
Administration				
Accounting- CPA	225.00	275.00	225.00	CPA Taxes
Contingency	0.00	600.00	300.00	
Insurance	5,141.50	10,000.00	6,000.00	Corrected Insurance Amounts
Legal Fees- Covenants	2,000.00	2,000.00	1,000.00	By-Laws & Covenants
Legal Fees- Collections	0.00	0.00	0.00	
Management Contract	11,640.00	11,640.00	12,300.00	5% Increase
Social Events	3,500.00	3,500.00	3,500.00	
Total Administration	22,506.50	28,015.00	23,325.00	
Clubhouse & Pool				
Clubhouse Cleaning	2,725.00	3,600.00	3,600.00	
Clubhouse Maintenance	4,500.00	4,500.00	4,500.00	
Clubhouse Utilities				
Clubhouse Cable TV	385.44	550.00	0.00	No Cable
Clubhouse Electric & Water	18,184.00	15,600.00	18,000.00	
Clubhouse Gas Heat	200.00	600.00	300.00	
Clubhouse Internet	906.00	1,100.00	900.00	Wi-Fi
Clubhouse Phone	541.00	513.00	516.00	Mandatory 911
Total Clubhouse Utilities	20,216.44	18,363.00	19,716.00	
Facility Access	960.00	1,200.00	1,200.00	Access FOB's
HVAC Maintenance	250.00	1,000.00	1,000.00	
Pest Control Contracts	1,731.00	2,000.00	2,040.00	Mosquitos & Pests
Pool Furniture	0.00	500.00	500.00	
Pool Maintenance Contract	15,360.00	15,360.00	16,128.00	Day to Day Operations
Pool Permitting	300.00	275.00	300.00	
Pool Repairs	4,200.00	2,000.00	3,000.00	
Pool Supplies	1,200.00	800.00	1,200.00	
Total Clubhouse & Pool	51,442.44	49,598.00	53,184.00	
Grounds & Landscaping				
Backflow Maintenance	300.00	600.00	600.00	Certifications & Repairs
Grounds Electric	1,011.29	1,200.00	1,200.00	Entrance Lights
Grounds Maintenance Contract	33,275.00	42,000.00	42,000.00	2022 Less Contract Months
Grounds Upkeep	5,000.00	5,000.00	8,000.00	Replace Dead Plants
Irrigation Maintenance	546.98	1,000.00	1,000.00	
Irrigation Water	3,431.00	4,200.00	3,600.00	
Lake Maintenance	4,140.00	9,000.00	10,000.00	Increase BMP Ponds
Mulch and Pine Straw	8,350.00	15,000.00	15,000.00	Increase Planting Beds
Pet Stations	3,006.01	1,952.00	2,700.00	
Playground Maintenance	2,668.08	900.00	900.00	2022 New Benches
Sign Maintenance	516.00	0.00	500.00	
Tree Maintenance	3,000.00	3,000.00	5,000.00	Common Area Trees
Total Grounds & Landscaping	65,244.36	83,852.00	90,500.00	
Operating to Reserves	59,195.20	33,655.00	29,871.00	Surplus Reserve Contribution
Total Expense	198,388.50	195,120.00	196,880.00	
Net Ordinary Income	0.00	0.00	0.00	Balanced Operating
Other Income/Expense				
Other Income				
Capital Reserve Income				
Capital Contributions	59,195.20	33,655.00	29,871.00	Surplus from Operating
Capital Reserve Interest	0.00	0.00	0.00	
Working Capital Assessments	0.00	0.00	0.00	
Total Capital Reserve Income	59,195.20	33,655.00	29,871.00	
Total Other Income	59,195.20	33,655.00	29,871.00	
Other Expense				
Capital Reserve Projects				
Capital BMP Ponds	0.00	0.00	0.00	
Capital Clubhouse	0.00	0.00	1,500.00	
Capital Grounds	9,990.00	0.00	0.00	2022 Irrigation Repairs
Capital Lake	0.00	0.00	0.00	
Capital Pool	9,744.82	0.00	16,000.00	Furniture & Stenner Feeder
Total Capital Reserve Projects	19,734.82	0.00	17,500.00	
Total Other Expense	19,734.82	0.00	17,500.00	
Net Other Income	39,460.38	33,655.00	12,371.00	
Net Income	39,460.38	33,655.00	12,371.00	Increase to Reserves