

Lake Castleberry

2026 Budget

	<u>YE Projected</u>	<u>2025 Budget</u>	<u>2026 Budget</u>
Ordinary Income/Expense			
Income			
Annual Operating Income			
Clubhouse Rentals	250.00	750.00	500.00
Home Owner Assessments	191,100.00	191,100.00	191,100.00
Home Owner Late Fees	105.00	0.00	0.00
Recreation Fees	7,966.00	8,000.00	8,000.00
Total Annual Operating Income	<u>199,421.00</u>	<u>199,850.00</u>	<u>199,600.00</u>
Total Income	199,421.00	199,850.00	199,600.00
Expense			
Administration			
Accounting- CPA	240.00	240.00	250.00
Contingency	3,342.00	120.00	3,600.00
Insurance	5,586.00	5,750.00	5,950.00
Legal Fees- Covenants	1,500.00	500.00	500.00
Legal Fees- Collections	0.00	0.00	0.00
Management Contract	13,200.00	13,200.00	13,200.00
Social Events	3,000.00	3,500.00	3,500.00
Total Administration	<u>26,868.00</u>	<u>23,310.00</u>	<u>27,000.00</u>
Clubhouse & Pool			
Clubhouse Cleaning	2,500.00	2,400.00	2,600.00
Clubhouse Maintenance	3,550.00	3,600.00	3,000.00
Clubhouse Utilities			
Clubhouse Cable TV	0.00	0.00	0.00
Clubhouse Electric & Water	19,000.00	14,400.00	14,400.00
Clubhouse Gas Heat	175.00	300.00	200.00
Clubhouse Internet	900.00	900.00	900.00
Clubhouse Phone	513.48	516.00	515.00
Total Clubhouse Utilities	<u>20,588.48</u>	<u>16,116.00</u>	<u>16,015.00</u>
Facility Access	960.00	960.00	960.00
HVAC Maintenance	400.00	1,000.00	500.00
Pest Control Contracts	1,200.00	1,360.00	1,360.00
Pool Furniture	0.00	500.00	500.00
Pool Maintenance Contract	15,000.00	15,600.00	15,600.00
Pool Permitting	300.00	300.00	300.00
Pool Repairs	2,500.00	3,000.00	2,500.00
Pool Supplies	250.00	1,200.00	600.00
Total Clubhouse & Pool	<u>47,248.48</u>	<u>46,036.00</u>	<u>43,935.00</u>
Grounds & Landscaping			
Backflow Maintenance	300.00	600.00	600.00
Grounds Electric	1,900.00	1,200.00	1,200.00
Grounds Maintenance Contract	52,200.00	52,800.00	52,800.00
Grounds Upkeep	750.00	2,500.00	2,000.00

Irrigation Maintenance	250.00	1,000.00	1,000.00
Irrigation Water	1,000.00	3,600.00	2,400.00
Lake Maintenance	13,800.00	15,000.00	14,400.00
Mulch and Pine Straw	13,340.00	14,000.00	14,000.00
Pet Stations	2,650.00	2,700.00	2,700.00
Playground Maintenance	450.00	900.00	900.00
Sign Maintenance	0.00	0.00	0.00
Tree Maintenance	2,000.00	4,000.00	4,000.00
Total Grounds & Landscaping	88,640.00	98,300.00	96,000.00
Operating to Reserves	36,664.52	32,204.00	32,665.00
Total Expense	199,421.00	199,850.00	199,600.00
Net Ordinary Income	0.00	0.00	0.00
Other Income/Expense			
Other Income			
Capital Reserve Income			
Capital Contributions	36,664.52	32,204.00	32,665.00
Capital Reserve Interest	650.00	0.00	8,000.00
Working Capital Assessments	0.00	0.00	0.00
Total Capital Reserve Income	37,314.52	32,204.00	40,665.00
Total Other Income	37,314.52	32,204.00	40,665.00
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	13,387.40	0.00	0.00
Total Capital Reserve Projects	13,387.40	0.00	0.00
Total Other Expense	13,387.40	0.00	0.00
Net Other Income	23,927.12	32,204.00	40,665.00
Net Income	23,927.12	32,204.00	40,665.00