

Point at Lake Castleberry

2026 Budget

	<u>YE Projected</u>	<u>2025 Budget</u>	<u>2026 Budget</u>
Ordinary Income/Expense			
Income			
Assessments			
Annual Assessments	31,360.00	31,360.00	34,488.00
Other Assessments	0.00	0.00	0.00
Total Assessments	31,360.00	31,360.00	34,488.00
Other Owner Fees			
Late Fees	30.00	0.00	0.00
Legal Reimbursements	0.00	0.00	0.00
Total Other Owner Fees	30.00	0.00	0.00
Total Income	31,390.00	31,360.00	34,488.00
Expense			
Administration			
Annual Tax Prep	240.00	240.00	250.00
Insurance - GL / D&O	1,144.00	1,600.00	1,250.00
Legal Fees	0.00	250.00	250.00
Management Contract	4,500.00	4,500.00	4,680.00
Meeting Expenses	0.00	300.00	150.00
Postage & Printing	0.00	50.00	25.00
Total Administration	5,884.00	6,940.00	6,605.00
Grounds & Landscaping			
BMP Maintenance	5,400.00	5,488.00	4,980.00
General Maintenance	0.00	500.00	500.00
Grounds Extras	3,600.00	500.00	4,000.00
Grounds Maintenance Contract	11,500.00	12,360.00	12,888.00
Landscape Seasonal	500.00	1,000.00	1,000.00
Total Grounds & Landscaping	21,000.00	19,848.00	23,368.00
Utilities			
Electric	0.00	720.00	0.00
Total Utilities	0.00	720.00	0.00
YE Operating to Reserves	4,506.00	3,842.00	4,515.00
Total Expense	31,390.00	31,350.00	34,488.00
Net Ordinary Income	0.00	10.00	0.00
Other Income/Expense			
Other Income			
Reserve Contributions			
Reserve Interest	350.00	12.00	300.00
YE Reserves from Operating	4,506.00	3,842.00	4,515.00
Total Reserve Contributions	4,856.00	3,854.00	4,815.00
Total Other Income	4,856.00	3,854.00	4,815.00
Other Expense			
Capital Projects			
BMP Maintenance	0.00	0.00	0.00
Landscape Renovations	0.00	0.00	0.00
Total Capital Projects	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00
Net Other Income	4,856.00	3,854.00	4,815.00
Net Income	4,856.00	3,864.00	4,815.00