

Lake Castleberry				
Income and Expense Report				
January 2024 through December 2025				
		2024 Projected	2024 Budget	2025 Draft Budget
Ordinary Income/Expense				
Income				
Annual Operating Income				
	Clubhouse Rentals	0.00	0.00	0.00
	Home Owner Assessments	187,200.00	187,200.00	187,200.00
	Home Owner Late Fees	170.00	0.00	0.00
	Recreation Fees	10,167.50	8,000.00	8,000.00
	Total Annual Operating Income	197,537.50	195,200.00	195,200.00
	Total Income	197,537.50	195,200.00	195,200.00
Expense				
Administration				
	Accounting- CPA	235.00	230.00	240.00
	Contingency	1,329.00	240.00	120.00
	Insurance	5,510.00	5,750.00	5,750.00
	Legal Fees- Covenants	0.00	500.00	500.00
	Legal Fees- Collections	0.00	0.00	0.00
	Management Contract	12,300.00	12,300.00	13,200.00
	Social Events	3,000.00	3,500.00	3,500.00
	Total Administration	22,374.00	22,520.00	23,310.00
Clubhouse & Pool				
	Clubhouse Cleaning	2,400.00	2,400.00	2,400.00
	Clubhouse Maintenance	3,000.00	3,600.00	3,600.00
Clubhouse Utilities				
	Clubhouse Cable TV	0.00	0.00	0.00
	Clubhouse Electric & Water	14,400.00	14,400.00	14,400.00
	Clubhouse Gas Heat	250.00	300.00	300.00
	Clubhouse Internet	900.00	900.00	900.00
	Clubhouse Phone	516.00	516.00	516.00
	Total Clubhouse Utilities	16,066.00	16,116.00	16,116.00
	Facility Access	960.00	960.00	960.00
	HVAC Maintenance	500.00	1,000.00	1,000.00
	Pest Control Contracts	1,355.00	1,360.00	1,360.00
	Pool Furniture	0.00	500.00	500.00
	Pool Maintenance Contract	15,600.00	16,200.00	15,600.00
	Pool Permitting	300.00	300.00	300.00
	Pool Repairs	2,000.00	3,000.00	3,000.00
	Pool Supplies	500.00	1,200.00	1,200.00
	Total Clubhouse & Pool	42,681.00	46,636.00	46,036.00
Grounds & Landscaping				
	Backflow Maintenance	699.75	600.00	600.00
	Grounds Electric	1,154.75	1,200.00	1,200.00
	Grounds Maintenance Contract	52,200.00	52,800.00	52,800.00
	Grounds Upkeep	3,090.00	2,500.00	2,500.00
	Irrigation Maintenance	500.00	1,000.00	1,000.00
	Irrigation Water	2,800.00	3,600.00	3,600.00
	Lake Maintenance	16,236.00	20,000.00	15,000.00
	Mulch and Pine Straw	13,325.00	12,000.00	14,000.00
	Pet Stations	2,600.00	2,580.00	2,700.00
	Playground Maintenance	125.00	900.00	900.00
	Sign Maintenance	0.00	0.00	0.00
	Tree Maintenance	4,100.00	3,000.00	4,000.00
	Total Grounds & Landscaping	96,830.50	100,180.00	98,300.00
	Operating to Reserves	35,652.00	26,614.00	28,304.00
	Total Expense	197,537.50	195,950.00	195,950.00
	Net Ordinary Income	0.00	--750.00	--750.00
Other Income/Expense				
Other Income				

		Capital Reserve Income			
		Capital Contributions	35,652.00	26,614.00	28,304.00
		Capital Reserve Interest	0.00	0.00	0.00
		Working Capital Assessments	0.00	0.00	0.00
		Total Capital Reserve Income	35,652.00	26,614.00	28,304.00
		Total Other Income	35,652.00	26,614.00	28,304.00
		Other Expense			
		Capital Reserve Projects			
		Capital BMP Ponds	11,600.00	0.00	0.00
		Capital Clubhouse	0.00	0.00	0.00
		Capital Grounds	3,972.69	0.00	0.00
		Capital Lake	0.00	0.00	0.00
		Capital Pool	6,220.50	0.00	0.00
		Total Capital Reserve Projects	21,793.19	0.00	0.00
		Total Other Expense	21,793.19	0.00	0.00
		Net Other Income	13,858.81	26,614.00	28,304.00
		Net Income	13,858.81	25,864.00	27,554.00