

CASTLEGATE II 2023 BUDGET (Approved 10/11/2022)

| Account Name | 2023 Budget | |
|---|-------------|-------------------|
| Income | | |
| CG II HOA INCOME | | |
| CG II Transfer Fees | \$ | 3,000.00 |
| CG II Builder Dues | \$ | 7,650.00 |
| CG II Homeowner Dues | \$ | 751,950.00 |
| Additional Assessment | \$ | - |
| CG II Cost of Collection | \$ | 1,000.00 |
| CG II Violation Enforcement Income | \$ | 1,000.00 |
| CG II Finance Charges | \$ | 2,500.00 |
| CG II Late Fees/NSF | \$ | - |
| CG II Aquatic Club Membership | \$ | 30,000.00 |
| CG II EC Security Deposit | \$ | - |
| CG II EC Rental Income | \$ | 15,000.00 |
| Certified Mail Charges Recovered | \$ | - |
| NSF Penalty | \$ | - |
| Total Operating Income | \$ | 812,100.00 |
| Expense | | |
| CG II Management Fees | \$ | 50,640.00 |
| CG II Cost of Collection | \$ | 1,000.00 |
| CG II Commercial Property & Liability Insurance | \$ | 8,000.00 |
| CG II Directors & Officers Insurance | \$ | 2,000.00 |
| CG II Property Tax Expense | \$ | 100.00 |
| CG II Legal Expense | \$ | 3,000.00 |
| CG II Lawsuit Legal Expense | \$ | 180,000.00 |
| CG II Accounting Expense | \$ | 1,000.00 |
| CG II Office Supplies | \$ | - |
| CG II Meeting Expense | \$ | 500.00 |
| CG II Community Events | \$ | 2,000.00 |
| CG II Software Expense | \$ | 100.00 |
| CG II Postage & Mailing Expense | \$ | 2,200.00 |

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| CG II Transfer To Reserve | \$ | 20,000.00 |
| CG II Bank Fees | \$ | 500.00 |
| CG II Principal Payment Expense | \$ | 120,000.00 |
| Total CG II General Expense | \$ | 391,040.00 |

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| CG II Flags, Decorations and Signs | \$ | 2,500.00 |
| CG II Irrigation Repair | \$ | 7,500.00 |
| CG II Landscape & Turf Maintenance | \$ | 80,500.00 |
| CG II Landscape Improvements | \$ | 55,000.00 |
| CG II Tree Trimming & Removal | \$ | 2,000.00 |
| CG II Grounds Repairs & Maintenance | \$ | 6,500.00 |
| CG II Fountains & Lakes | \$ | 5,700.00 |
| CG II Electric | \$ | 18,000.00 |
| CG II Sprinkler Expense | \$ | 20,000.00 |
| CG II Water & Sewage Expense | \$ | 1,000.00 |
| Total CG II Grounds Expense | \$ | 198,700.00 |

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| CG II EC Management Fees | \$ | 3,000.00 |
| CG II EC Security Deposit Refund | \$ | 300.00 |
| CG II EC Rental Cancelation Refund | \$ | 300.00 |
| CG II EC Building Repairs & Maintenance | \$ | 12,000.00 |
| CG II EC Janitorial Expense | \$ | 2,500.00 |
| CG II EC Supplies Expense | \$ | 3,000.00 |
| CG II EC Fire Alarm Expense | \$ | 1,000.00 |
| CG II EC Security System Expense | \$ | 1,000.00 |
| CG II EC Electric | \$ | 4,000.00 |
| CG II EC Internet & Telephone Expense | \$ | 1,500.00 |
| CG II EC Sanitation | \$ | 750.00 |
| CG II EC Sprinkler | \$ | 700.00 |
| CG II EC Water & Sewage | \$ | 500.00 |
| Total CG II AC Expense | \$ | 30,550.00 |

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| CG II AC Repairs & Maintenance | \$ | 150,000.00 |
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| CG II AC Janitorial Expense | \$ | 2,000.00 |
| CG II AC Supplies Expense | \$ | 1,500.00 |
| CG II AC Summer Pool Cleaning & Chemicals | \$ | 15,000.00 |
| CG II AC Winter Pool Cleaning & Chemical Expense | \$ | 7,000.00 |
| CG II AC Security System Expense | \$ | 1,000.00 |
| CG II AC Electric | \$ | 6,000.00 |
| CG II AC Internet & Phone | \$ | 2,000.00 |
| CG II AC Sanitation Expense | \$ | 600.00 |
| CG II AC Sprinkler | \$ | 1,500.00 |
| CG II AC Water & Sewage Expense | \$ | 3,800.00 |
| Total CG II AC Expense | \$ | 190,400.00 |

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| Total Operating Expense | 810,690.00 |
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| Total Operating Income | 812,100.00 |
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| Total Operating Expense | 810,690.00 |
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| NOI - Net Operating Income | 1,410.00 |
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