

**Castlewood Trails HOA (CWT)
2019 Budget Forecast**

January - December 2019

2018 - 2019 HOA Dues including Lien Fees as of 12/31/2018	\$ 31,523.00
TOTAL POTENTIAL REVENUE	\$ 31,523.00
EXPENSES	
5000 Management Fees Expense	\$ 6,924.96
5020 Travel & Entertainment Expense (non-posting)	
5021 Meals (HOA Annual Gathering/Meeting)	\$ 1,454.79
5020 Total Travel & Entertainment Expense (non-posting)	\$ 1,454.79
5033 Landscaping	
5035 Pond Maintenance	\$ 6,024.60
5036 Lawn Maintenance (outside items not in annual contract)	\$ 500.00
5033 Other Landscaping	\$ -
5033 Total Landscaping	\$ 6,524.60
5050 Insurance Expense (non-posting)	
5053 Liability Insurance Expense	\$ 3,725.88
5050 Total Insurance Expense (non-posting)	\$ 3,725.88
5060 Legal and Other Professional Fees (non-posting)	
5061 CPA Accounting Fees	\$ 153.75
5062 Legal Fees	
5063 Lein Filing fees	\$ 21.53
5062 Other Legal Fees	\$ 230.63
5062 Total Legal Fees	\$ 252.15
5060 Total Legal and Other Professional Fees (non-posting)	\$ 658.06
5100 Repairs & Maintenance Expense (non-posting)	
5101 Splash Pad Repairs	\$ 634.48
5102 Irrigation System Repairs	\$ 2,655.83
5103 Fence Repairs	\$ 628.61
5104 Watering	\$ 3,420.81
5107 Annual Lawn Maintenance	\$ 31,800.00
5108 Tree Maintenance	\$ 2,221.89
5100 Total Repairs & Maintenance Expense (non-posting)	\$ 41,361.62
5400 Utilities Expense (non-posting)	
5402 Water & Sewer	\$ 12,326.35
5404 Electric	\$ 1,071.65
5400 Total Utilities Expense (non-posting)	\$ 13,398.00
5600 Office Expense (non-posting)	
5601 Supplies	\$ 28.82
5605 Postage	\$ 283.68
5600 Total Office Expense (non-posting)	\$ 312.50
5650 Bank Fees	\$ 35.36
6001 Website Expenses	\$ 500.00
5111 HOA Signage	\$ 75.25
TOTAL EXPENSE	\$ 74,971.02
NET INCOME	\$ (43,448.02)

NOTES:

This budget is a soft prediction of potential revenue and expected expenses for 2019.

The deficit reflected on this budget will be decreased as more homes are sold in the community over the upcoming years.

In 2018, the Developer contributions totaled \$53,000

The Castlewoof Trails HOA bank balance as of 12/31/2018 is \$2,257.98