

**Castlewood Trails HOA (CWT)**  
**2024 Budget Forecast**

January - December 2024

2024 HOA Dues	\$ 128,430.00	20% Increase	
Outstanding dues and fees	\$ 6,547.74		
<b>TOTAL POTENTIAL REVENUE</b>	<b>\$</b>	<b>134,977.74</b>	
<b>EXPENSES</b>			
<b>Landscaping</b>			
Annual Lawn Maintenance	\$ 63,533.24		
Tree Maintenance (common area trees)	\$ 2,500.00		
Tree Watering (common area trees)	\$ 1,000.00		
Pond Maintenance	\$ 3,500.00		
Pest Control	\$ 6,500.00		
Lawn Maintenance (outside items not in annual contract)	\$ 1,200.00		
<b>Total Landscaping</b>	<b>\$</b>	<b>71,733.24</b>	
<b>Insurance Expense</b>			
Liability Insurance Expense	\$ 10,500.00		
<b>Total Insurance Expense</b>	<b>\$</b>	<b>10,500.00</b>	
<b>Legal and Other Professional Fees</b>			
CPA Accounting Fees	\$ 150.00		
Lien Filing fees	\$ 100.00		
Lien Processing Fee	\$ 1,200.00		
<b>Total Legal and Other Professional Fees</b>	<b>\$</b>	<b>1,450.00</b>	
<b>Repairs &amp; Maintenance Expense</b>			
Splash Pad Repairs	\$ 1,000.00		
Irrigation System Repairs	\$ 2,000.00		
Fence Repairs	\$ 10,000.00		
Community cleanup \ Garbage	\$ 2,500.00		
<b>Total Repairs &amp; Maintenance Expense</b>	<b>\$ 15,500.00</b>	<b>\$</b>	<b>15,500.00</b>
<b>Utilities Expense</b>			
Water & Sewer	\$ 17,500.00		
Electric	\$ 1,000.00		
<b>Total Utilities Expense</b>	<b>\$</b>	<b>18,500.00</b>	
<b>Office Expense</b>			
Supplies	\$ 35.00		
Postage	\$ 400.00		
<b>Total Office Expense</b>	<b>\$</b>	<b>435.00</b>	
<b>Other Expense</b>			
Management Fees Expense	\$ 19,800.00		
Meals (HOA Annual Gathering/Meeting)	\$ 1,000.00		
Bank Fees	\$ 25.00		
Website Expenses	\$ 540.00		
HOA Signage	\$ 300.00		
<b>Total Other Expense</b>	<b>\$</b>	<b>21,665.00</b>	
<b>TOTAL EXPENSE</b>	<b>\$</b>	<b>138,333.24</b>	
<b>NET INCOME</b>	<b>\$</b>	<b>(3,355.50)</b>	

**NOTES:**

This budget is a soft prediction of potential revenue and expected expenses for 2024.