

**CASTLE BAY SHORE HOA**  
**PROPOSED BUDGET**  
**YEAR ENDING DECEMBER 31, 2021**

Acct. No.	Description	2020 Annual Budget	Actual Aug '19 to Jul '20	2021 Annual Proposed
	<b>Operating Income (54 Units)</b>	\$102.50 Per unit/per month		66,435.00 Per unit/per month
6310	Assessment Income	\$ 66,420.00	\$ 63,990.00	\$ 66,420.00
6315	Operating Interest	\$ 15.00	\$ 10.85	\$ 10.00
6320	Special Reserve Assessment	\$ -	\$ -	\$ -
6330	Violation Income	\$ -	\$ -	\$ -
6340	Late Fees	\$ -	\$ 200.00	\$ -
6350	Collection Fees	\$ -	\$ -	\$ -
6365	Clubhouse Use Donation	\$ -	\$ -	\$ -
6370	Key Income	\$ -	\$ 25.00	\$ -
6390	Miscellaneous	\$ -	\$ 286.00	\$ -
6400	Bad Debt (Uncollectible Dues)	\$ -	\$ -	\$ -
<b>TOTAL INCOME</b>		\$ 66,435.00	\$ 64,511.85	\$ 66,430.00

Operating Expenses

7000	Bank Charges	\$ -	\$ -	\$ -
7010	Management Fees	\$ 4,536.00	\$ 4,536.00	\$ 4,536.00
7020	Postage/Mail	\$ 250.00	\$ 198.12	\$ 200.00
7025	Supplies/Printing	\$ 325.00	\$ 273.55	\$ 300.00
7030	Management Other	\$ -	\$ -	\$ -
7035	Collection Costs	\$ -	\$ -	\$ -
7040	Insurance	\$ 1,600.00	\$ 1,612.00	\$ 1,615.00
7070	Legal	\$ -	\$ -	\$ -
7090	Permits	\$ 826.00	\$ 826.00	\$ 826.00
7095	Business License	\$ -	\$ -	\$ -
7100	Filing Fees	\$ 250.00	\$ 250.00	\$ 250.00
7110	Ombudsman	\$ -	\$ -	\$ -
7120	Property Taxes	\$ -	\$ -	\$ -
7130	IRS Taxes	\$ -	\$ -	\$ -
7140	Auditing/Tax Preparation	\$ 125.00	\$ 125.00	\$ 125.00
7150	Misc. Administrative	\$ 200.00	\$ 164.70	\$ 200.00
7160	Pool Key Refunds	\$ -	\$ -	\$ -
7210	HVAC Repairs	\$ -	\$ -	\$ -
7215	Office Supplies	\$ 75.00	\$ -	\$ -
7220	Alarm Monitoring	\$ -	\$ -	\$ -
7240	Fitness Equip. Repairs	\$ -	\$ -	\$ -
7400	Plumbing	\$ 100.00	\$ -	\$ -
7410	Gate Repairs/Keys	\$ 100.00	\$ -	\$ -
7440	Roof Repairs	\$ -	\$ -	\$ -
7450	General/Misc. Repairs	\$ 100.00	\$ 66.67	\$ 100.00
7460	Wall/Fence Maintenance	\$ -	\$ -	\$ -
7500	Community Projects	\$ -	\$ -	\$ -
7550	Vandalism	\$ -	\$ -	\$ -
8000	Landscaping: Contract	\$ 41,904.00	\$ 41,904.00	\$ 41,904.00
8025	Landscaping: Renovation	\$ -	\$ -	\$ -
8050	Landscaping: Other	\$ 300.00	\$ 1,132.45	\$ 500.00
8070	Tree Maintenance	\$ 600.00	\$ 115.00	\$ 500.00
8100	Pool Service: Contract	\$ 5,200.00	\$ 4,600.00	\$ 5,200.00
8150	Pool Service: Other	\$ 600.00	\$ 2,134.26	\$ 500.00
8200	Lighting Contract	\$ -	\$ -	\$ -
8250	Lighting: Other	\$ -	\$ -	\$ -
8350	Extermination	\$ 420.00	\$ 420.00	\$ 420.00
8400	Janitorial: Contract	\$ -	\$ -	\$ -
8450	Janitorial: Other	\$ 100.00	\$ -	\$ 75.00
8500	Street Sweeping	\$ -	\$ -	\$ -
8550	Backflow Testing	\$ -	\$ -	\$ -
9000	Power	\$ 2,150.00	\$ 2,235.37	\$ 2,250.00
9050	Water	\$ 975.00	\$ 717.86	\$ 750.00
9100	Water	\$ 1,650.00	\$ 1,672.83	\$ 1,675.00
9150	Water	\$ 1,060.00	\$ 1,096.97	\$ 1,100.00
9200	Trash	\$ -	\$ -	\$ -
9300	Phone	\$ 530.00	\$ 559.14	\$ 500.00
<b>TOTAL OPERATING EXPENSES</b>		\$ 63,976.00	\$ 64,639.92	\$ 63,586.00

9600	Transfer To Reserves	\$ 2,459.00	\$ -	\$ 2,844.00
<b>EXCESS REVENUES OR EXPENSES</b>		\$ -	\$ (128.07)	\$ -

# CASTLE BAY SHORE

## 2021 RESERVE BUDGET

Projected Ending Balance as of 12/31/20:	\$54,341.71
Recommended Reserve Study Balance for 12/31/20:	\$78,642.28
Recommended 2021 Recommended Expenditures	\$6,900.57
2021 Reserve Contribution	\$2,844.00
Estimated 2021 Reserve Interest:	\$300.00
Projected Reserve Balance for 12/31/21:	\$50,585.14
Recommended Reserve Study Balance for 12/31/21:	\$84,810.04

**2021 Recommended Reserve Expenditures**

Replace Pool Pump/Motor	\$1,500.00
Replace Spa Heater	\$2,850.00
Replace Pool Area Water Heater	\$950.00
Repair/Replace Concrete Area, Parking & Sidewalks	\$1,087.00
2% Inflation Expense	\$513.57

The Castle Bay Shore HOA is projected to be 60% funded by the end of 2021 in accordance with the 2017 Reserve Study prepared by Nevada Reserve Studies, who holds the required permit to perform reserve studies in Nevada.

\$6900.57