

**Castlegate Owner's  
Association 2026 Description of  
Budget Accounts**

**Income Accounts**

**Administration/Transfer Fees:** Income from association charges for property transfers from one property to another. The present charge is \$50.00

**Annual Dues:** Fees collected to operate and maintain the association and common properties. The current annual fee is \$360.00

**Castle/Community Center Revenue:** rents received from tenants plus storage rental

**Deed Restrictions Income:** Income from Non-Compliance Violations

**Finance Charges:** Bank balance at the end of the year

**Interest Income:** Finance based on 18.0% annually for unpaid fees

**Expense Accounts**

**Castle/Community Center:** expenses for center including utilities, security, repairs, etc.

**Deed Restriction Expense:** Expenses incurred for enforcing the CCRs including third party inspections or for association's cost of curing outstanding violations and postage for deed restriction enforcement. Also, includes legal fees associated with deed restriction enforcement

**Flags, Decorations, and Signs:** Cost of flags at front entrance, holiday decorations, realm sign maintenance, entrance lights, etc.

**Fountains and Lakes:** Expense of maintaining pumps, reservoirs, fountains, and facilities in common areas

**Grounds Maintenance/Improvements:** Mowing, planting, repair/maintenance of sprinklers, dead tree removal, shredding and general maintenance of common areas. Also includes common area lighting and electrical (excluding fountains), emptying trail trash cans

**HOA Management/Services:** Services for handling the day-to-day operation of the association including accounts payable and receivable, maintaining property ownership, preparing resale certificates, deed restriction enforcement and general association records

**Improvement of Common Areas:** New improvements to the HOA common areas such as landscaping or other improvements to the property including enhancements/improvements to entrance(s)

**Insurance:** Cost of insurance for liability coverage of the association plus property insurance of all entrances, realm signs and insurance for the Directors/Officers

**Legal & Professional Fees:** Expenses for legal services of the association such as advising on action to be taken in matters concerning violations of association Covenants and Restrictions, amendments, additions, and restatements of the CCRs

**Membership Events:** Association sponsored community events such as: Easter Egg Hunt, Fishing Tournament, Fall Festival, Trash clean-up day and Yard of the Month

**Membership Meeting Expense:** Cost of owners' association annual meeting including venue rental and director/committee meetings including copying and postage expense

**Office Supplies:** Cost of supplies for envelopes, deposit slips, checks, etc.

**Postage & Mailouts:** Expenses of association annual billing mail-outs and monthly statements including copying and postage

**Storage Expense:** The Association maintains storage to hold Association assets including ACC documents, materials/items for Membership events.

**Utilities:** Cost of water for irrigation of common areas & water to maintain pond levels, and electricity necessary for the common areas.

**Website:** Renewal of Domain Name and webpage maintenance.

**Cash Reserve/Maintenance Fund:** Funds in the Money Market account