

**Cypress Pines Property Owners Assoc, Inc
PROPOSED OPERATING BUDGET 2021
BASED ON 246 HOMES/LOTS**

	ESTIMATED YR END 12.31.20	APPROVED 2020 BUDGET	2021 BUDGET WORK IN PROGRESS	2021 PER UNIT
Income				
Assessments - Operating	81,052.00	38,800.00	38,800.00	157.72
Assessments - Reserves	0.00	35,000.00	42,380.00	172.28
Application Fees	1,775.00	0.00	0.00	0.00
Estoppels	1,400.00	0.00	0.00	0.00
Bank Interest	1,546.63	0.00	0.00	0.00
late and finance charges	992.25	0.00	0.00	
Total Income	86,765.88	73,800.00	81,180.00	330.00

OPERATING EXPENSES:

Bad Debt Expense	0.00	600.00	330.00	1.34
Backround checks	525.00			
Legal Fees	5,300.00	7,500.00	10,000.00	40.65
Contingency	0.00	3,699.00	5,639.00	22.92
Office Supplies Expense	2,200.00	3,000.00	3,000.00	12.20
Licenses & Permits	61.65	65.00	65.00	0.26
Rent/Office Space	1,050.00	1,800.00	0.00	0.00
Mail House Real Estate Taxes	400.00	400.00	460.00	1.87
Mail House Lease	10.65	10.00	11.00	0.04
Social Committee	1,400.00	3,000.00	1,500.00	6.10
Insurance- D & O	1,668.00	1,052.00	1,700.00	6.91
Insurance-Liability Insurance	455.00	439.00	700.00	2.85
Insurance - Umbrella	195.00	195.00	195.00	0.79
Insurance - Mail House	566.29	750.00	600.00	2.44
Stoarge Unit	0.00	0.00	300.00	1.22
Christmas Decorations	200.00	200.00	200.00	0.81
Public Area/Mail House Maintenance	8,053.56	4,500.00	2,500.00	10.16
Majestic Mowing	6,000.00	6,000.00	6,000.00	24.39
Fountain Maintenance	621.22	600.00	600.00	2.44
ELECTRICITY	4,824.65	5,000.00	5,000.00	20.33
TOTAL OPERATING EXPENSES	33,531.02	38,810.00	38,800.00	157.72

RESERVES :

ROAD RESERVES	15,000.00	15,000.00	3,500.00	14.23
ROAD RESEALING	10,000.00	10,000.00	10,000.00	40.65
DRAINAGE RESERVES	10,000.00	10,000.00	28,880.00	117.40
TOTAL RESERVES	35,000.00	35,000.00	42,380.00	172.28
TOTAL EXPENSES + RESERVES	68,531.02	73,810.00	81,180.00	330.00

2020 Assessment per Unit 300.00

2021 Assessment per Unit 330.00 \$30 PER INCREASE TO DRAINAGE RESERVE

RESERVES SUMMARY	ESTIMATED LIFE (IN YEARS)	ESTIMATED REMAINING LIFE (IN YEARS)	ESTIMATED REPLACEMENT COST	FUND BALANCE 12/31/20	2021 FUNDING	PROJECTED FUND BALANCE 12/31/21
ROADS	20	13	150,000.00	104,538.00	3,500.00	108,038.00
ROAD SEALING	7	2	25,000.00	10,000.00	10,000.00	20,000.00
DRAINAGE	ON GOING			30,000.00	28,880.00	58,880.00
MAIL HOUSE	PAID 12.15.19			0.00	0.00	0.00
TOTAL RESERVES				144,538.00	42,380.00	186,918.00