

Cypress Pines Property Owners Assoc, Inc
PROPOSED OPERATING BUDGET 2022
BASED ON 203 HOMES/LOTS
January 1, 2022-December 31, 2022

Based on 203 units.

	ESTIMATED YR END 12.31.21	APPROVED 2021 BUDGET	PROPOSED 2022 BUDGET	2022 PER UNIT
Income				
Assessments - Operating	30,385.00	38,800.00	20,190.45	99.46
Assessments - Reserves	42,380.00	42,380.00	46,800.00	230.54
2021 SURPLUS	2,310.00	0.00	0.00	0.00
Estoppels	3,250.00	0.00	0.00	0.00
Bank Interest	379.78	0.00	0.00	0.00
late and finance charges	309.15	0.00	0.00	
Total Income	79,013.93	81,180.00	66,990.45	330.00
OPERATING EXPENSES:				
Bad Debt Expense	0.00	330.00	330.00	1.63
2021 excess carryover			-14,886.66	-73.33
Background checks	1,185.00		0.00	0.00
Legal Fees	2,117.75	10,000.00	10,000.00	49.26
Contingency	0.00	5,639.00	4,216.11	20.77
Office Supplies Expense	2,737.83	3,000.00	3,000.00	14.78
Licenses & Permits	61.25	65.00	65.00	0.32
Rent/Office Space	0.00	0.00	0.00	0.00
Mail House Real Estate Taxes	460.00	460.00	460.00	2.27
Mail House Lease	10.65	11.00	11.00	0.05
Social Committee	1,500.00	1,500.00	1,500.00	7.39
Insurance- D & O	1,730.00	1,700.00	1,700.00	8.37
Insurance-Liability Insurance	1,216.00	700.00	700.00	3.45
Insurance - Umbrella	195.00	195.00	195.00	0.96
Insurance - Mail House	0.00	600.00	600.00	2.96
Stoarge Unit	270.13	300.00	0.00	0.00
Christmas Decorations Up and Down	24.96	200.00	200.00	0.99
Public Area/Mail House Maintenance	1,017.74	2,500.00	500.00	2.46
Majestic Mowing	6,000.00	6,000.00	6,000.00	29.56
Fountain Maintenance	396.00	600.00	600.00	2.96
ELECTRICITY	4,824.96	5,000.00	5,000.00	24.63
TOTAL OPERATING EXPENSES	23,747.27	38,800.00	20,190.45	99.46
RESERVES :				
ROAD RESERVES	3,500.00	3,500.00	3,800.00	18.72
ROAD RESEALING	10,000.00	10,000.00	5,000.00	24.63
DRAINAGE RESERVES	28,880.00	28,880.00	38,000.00	187.19
TOTAL RESERVES	42,380.00	42,380.00	46,800.00	230.54
TOTAL EXPENSES + RESERVES	66,127.27	81,180.00	66,990.45	330.00
2020 Assessment per Unit		330.00		
2021 Assessment per Unit			330.00	

RESERVES SUMMARY	ESTIMATED LIFE (IN YEARS)	ESTIMATED REMAINING LIFE (IN YEARS)	ESTIMATED REPLACEMENT COST	FUND BALANCE 12/31/21	2022 FUNDING	PROJECTED FUND BALANCE 12/31/22
ROADS	20	12	153,538.00	108,038.00	3,800.00	111,838.00
ROAD SEALING	7	1	25,000.00	20,000.00	5,000.00	25,000.00
DRAINAGE	ON GOING			58,880.00	38,000.00	96,880.00
TOTAL RESERVES				186,918.00	46,800.00	233,718.00