

BUILDING 11
CYPRESS BEND CONDOMINIUM IV ASSOC., INC.

APPROVED BUDGET
JAN.1 TO DEC.31, 2023

INCOME	MONTHLY	APPROVED YEARLY	PREVIOUS YEAR
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Maintenance Fee	\$14,950.00	\$179,400.00	\$147,600.00
Other Inc.	\$0.00	\$0.00	\$0.00
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Total Income	\$14,950.00	\$179,400.00	\$147,600.00
EXPENSES			

Operating Expenses:			
Elevator	\$93.00	\$1,116.00	\$1,080.00
Recreation Common	\$5,982.00	\$71,784.00	\$65,331.00
Water/Sewer	\$2,200.00	\$26,400.00	\$26,400.00
Legal	\$200.00	\$2,400.00	\$2,400.00
Elevator Monitoring	\$34.00	\$408.00	\$408.00
Foreclosure/Bad Debt	\$0.00	\$0.00	\$786.00
Parking Patrol	\$32.00	\$384.00	\$384.00
Electric	\$200.00	\$2,400.00	\$2,400.00
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Sub-Total	\$8,741.00	\$104,892.00	\$99,189.00
Repairs/ Maintenance			
Tree trimming	\$250.00	\$3,000.00	\$3,600.00
Landscaping	\$247.00	\$2,964.00	\$3,000.00
Rep/Maint Bldg	\$338.10	\$4,057.20	\$4,080.00
Pool Repairs	\$113.00	\$1,356.00	\$1,356.00
Casual Labor	\$50.00	\$600.00	\$600.00
Irrigation Rep.	\$50.00	\$600.00	\$600.00
Elect/Light Supplies	\$50.00	\$600.00	\$600.00
Electrical Repairs	\$41.90	\$502.80	\$600.00
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Sub-Total	\$1,140.00	\$13,680.00	\$14,436.00
Taxes & Insurance			
Fed/State/City Fees	\$6.00	\$72.00	\$72.00
Flood Insurance	\$500.00	\$6,000.00	\$5,700.00
Insurance	\$3,650.00	\$43,800.00	\$26,523.00
Bureau Of Condo.	\$17.00	\$204.00	\$204.00
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Sub-Total	\$4,173.00	\$50,076.00	\$32,499.00
Reserves			
Reroofing	\$382.00	\$4,584.00	\$0.00
Painting	\$312.00	\$3,744.00	\$0.00
Elevator	\$130.00	\$1,560.00	\$1,476.00
Awning	\$72.00	\$864.00	\$0.00
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Sub-Total	\$896.00	\$10,752.00	\$1,476.00
Monthly Total Expenses	\$14,950.00	YEARLY	\$179,400.00

RESERVE CALCULATIONS

Type Reserve	Life Expectancy	Replacement Cost	Current Fund	Remaining Life	Required Funding
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REROOFING	25 YEARS	\$150,000.00	\$81,247.00	15 years	\$4,584.00
PAINTING	8 YEARS	\$40,000.00	\$10,000.00	8 years	\$3,744.00
ELEVATORS	30 YEARS	\$52,000.00	\$28,616.00	15 years	\$1,560.00
AWNING	15 YEARS	\$15,000.00	\$3,008.00	14 years	\$864.00
QUARTERLY MAINTENANCE FEES WITH RESERVES =			\$897.00		

CYPRESS BEND CONDOMINIUM IV ASSOC., INC.
COMMON & RECREATION

APPROVED BUDGET

JAN.1 TO DEC.31, 2023

INCOME	MONTHLY	APPROVED YEARLY	PREVIOUS YEAR
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BUILDING 10	\$5,982.00	\$71,784.00	\$65,331.00
BUILDING 11	\$5,982.00	\$71,784.00	\$65,331.00
BUILDING 12	\$5,982.00	\$71,784.00	\$65,331.00
BUILDING 14	\$5,982.00	\$71,784.00	\$65,331.00
Application Fees	\$0.00	\$0.00	\$0.00
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Total Income	\$23,928.00	\$287,136.00	\$261,324.00
EXPENSES			

Administrative Expenses:			
Management	\$2,100.00	\$25,200.00	\$25,200.00
Office Expense	\$204.00	\$2,448.00	\$2,448.00
Admin. 11-105	\$500.00	\$6,000.00	\$6,000.00
Website	\$40.00	\$480.00	\$480.00
Accounting	\$250.00	\$3,000.00	\$3,000.00
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Sub-Total	\$3,094.00	\$37,128.00	\$37,128.00
Operating Expenses:			
Surveillance Cameras	\$417.00	\$5,004.00	\$5,004.00
Fire Alarm Monitoring	\$400.00	\$4,800.00	\$4,800.00
Telephone	\$65.00	\$780.00	\$780.00
Trash Removal	\$1,480.00	\$17,760.00	\$13,632.00
Electric	\$1,850.00	\$22,200.00	\$22,200.00
Water & Sewer	\$250.00	\$3,000.00	\$3,000.00
Cyp.bend Protective	\$4,334.00	\$52,008.00	\$44,400.00
Pool Service	\$650.00	\$7,800.00	\$7,500.00
Fire Equip.Inspection	\$250.00	\$3,000.00	\$3,000.00
Lawn care Service	\$3,000.00	\$36,000.00	\$26,400.00
Irrigation Service	\$200.00	\$2,400.00	\$2,160.00
Holiday Décor/rewards	\$400.00	\$4,800.00	\$4,332.00
Maintenance Personnel	\$4,633.00	\$55,596.00	\$55,596.00
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Sub-Total	\$17,929.00	\$215,148.00	\$192,804.00
Taxes & Insurance			
Fed/State/City Fees	\$159.00	\$1,908.00	\$1,908.00
Property & Liab/Dir.	\$1,100.00	\$13,200.00	\$9,732.00
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Sub-Total	\$1,259.00	\$15,108.00	\$11,640.00

Reserves				
Reroofing Clubhse	\$0.00	\$0.00	\$0.00	
Painting	\$0.00	\$0.00	\$0.00	
Resurfacing	\$490.00	\$5,880.00	\$5,880.00	
Sealcoating	\$0.00	\$0.00	\$0.00	
Marciting	\$0.00	\$0.00	\$0.00	
Camera System	\$130.00	\$1,560.00	\$1,560.00	
Termites	\$333.00	\$3,996.00	\$3,996.00	
Tennis Court	\$93.00	\$1,116.00	\$1,116.00	
Betterments	\$600.00	\$7,200.00	\$7,200.00	
Awning	\$0.00	\$0.00	\$0.00	
Pool Pump Heater	\$0.00	\$0.00	\$0.00	
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Sub-Total	\$1,646.00	\$19,752.00	\$19,752.00	
Monthly Total Expenses		\$23,928.00	YEARLY	\$287,136.00
Monthly Total Income		\$23,928.00	YEARLY	\$287,136.00

RESERVE CALCULATIONS

Type Reserve	Life Expectancy	Replacement Cost	Current Fund	Remaining Life	Required Funding
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REROOFING	20 YEARS	\$13,000.00	\$14,104.00	0 years	\$0.00
PAINTING	10 YEARS	\$1,000.00	\$1,003.00	1 years	\$0.00
RESURFACING	25 YEARS	\$200,000.00	\$106,232.00	16 years	\$5,880.00
SEALCOATING	5 YEARS	\$22,000.00	\$26,343.00	3 years	\$0.00
MARCITING	10 YEARS	\$30,000.00	\$39,512.00	6 years	\$0.00
TENNIS	10 YEARS	\$20,000.00	\$13,943.00	6 years	\$1,116.00
AWNING	10 YEARS	\$6,120.00	\$6,301.00	9 years	\$0.00
CAMERA SYS.	20 YEARS	\$50,000.00	\$33,045.00	11 years	\$1,560.00
POOLPUMP/HT	15 YEARS	\$21,000.00	\$24,144.00	5 years	\$0.00