BUILDING 14

CYPRESS BEND CONDOMINIUM IV ASSOC., INC.

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APPROVED BUDGET

JAN.1 TO DEC.31, 2023

INCOME	MONTHLY	APPROVED YEARLY	PREVIOUS YEAR
Maintenance Fee	$14,999.95	$179,999.40	$148,400.40
Other Inc.	$0.00	$0.00	$0.00
Total Income	$14,999.95	$179,999.40	$148,400.40
EXPENSES			
Operating Expenses:			
Elevator	$90.00	$1,080.00	$1,080.00
Recreation Common	$5,982.00	$71,784.00	$65,331.00
Water/Sewer	$2,200.00	$26,400.00	$25,200.00
Legal	$161.90	$1,942.80	$1,286.40
Elevator Monitoring	$34.00	$408.00	$408.00
Foreclosure/Bad Debt	$350.00	$4,200.00	$4,200.00
Parking Patrol	$32.00	$384.00	$384.00
Electric	$200.00	$2,400.00	$2,400.00
Sub-Total	$9,049.90	$108,598.80	$100,289.40
Repairs/ Maintenance			
Tree trimming	$300.00	$3,600.00	$3,600.00
Landscaping	$250.00	$3,000.00	$3,000.00
Rep/Maint Bldg	$331.30	$3,975.60	$4,080.00
Pool Repair	$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	$46.75	$561.00	$600.00
Sub-Total	$1,191.05	$14,292.60	$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
Sub-Total	$4,173.00	$50,076.00	$32,499.00
Reserves			
Reroofing	$382.00	$4,584.00	$0.00
Painting	$0.00	$0.00	$0.00
Elevator	$132.00	$1,584.00	$1,176.00
Awning	$72.00	$864.00	$0.00
Sub-Total	$586.00	$7,032.00	$1,176.00
Monthly Total Expenses	$14,999.95	YEARLY	$179,999.40

RESERVE CALCULATIONS

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Type Reserve	Life Expectancy	Replacement Cost	Current Fund	Remaining Life	Required Funding
REROOFING	25 YEARS	$150,000.00	$81,247.00	15 years	$4,584.00
PAINTING	10 YEARS	$40,000.00	$43,204.00	8 years	$0.00
ELEVATORS	20 YEARS	$52,000.00	$28,939.00	15 years	$1,584.00
AWNING	7 YEARS	$15,000.00	$3,008.00	14 years	$864.00

QUARTERLY MAINTENANCE FEES WITH RESERVES = $900.00

CYPRESS BEND CONDOMINIUM IV ASSOC., INC.
COMMON & RECREATION
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APPROVED BUDGET
JAN.1 TO DEC.31, 2023

INCOME	MONTHLY	APPROVED YEARLY	PREVIOUS YEAR
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
Total Incom	$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
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
Lawncare 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
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
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
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

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Type Reserve	Life Expectancy	Replacement Cost	Current Fund	Remaining Life	Required Funding
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