

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

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APPROVED BUDGET

JAN.1 TO DEC.31, 2021

INCOME	MONTHLY	APPROVED YEARLY	PREVIOUS YEAR
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BUILDING 10	\$5,670.50	\$68,046.00	\$68,046.00
BUILDING 11	\$5,670.50	\$68,046.00	\$68,046.00
BUILDING 12	\$5,670.50	\$68,046.00	\$68,046.00
BUILDING 14	\$5,670.50	\$68,046.00	\$68,046.00
Application Fees	\$0.00	\$0.00	\$0.00
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Total Income	\$22,682.00	\$272,184.00	\$272,184.00
 EXPENSES			
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Administrative Expenses:			
Management	\$2,100.00	\$25,200.00	\$25,200.00
Site-Supervision	\$470.00	\$5,640.00	\$5,640.00
Office Expense	\$204.00	\$2,448.00	\$2,652.00
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	\$3,564.00	\$42,768.00	\$42,972.00
 Operating Expenses:			
Surveillance Cameras	\$824.00	\$9,888.00	\$9,888.00
Fire Alarm Monitoring	\$400.00	\$4,800.00	\$4,800.00
Telephone	\$65.00	\$780.00	\$780.00
Trash Removal	\$1,136.00	\$13,632.00	\$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	\$3,811.00	\$45,732.00	\$45,732.00
Pool Service	\$625.00	\$7,500.00	\$7,500.00
Fire Equip.Inspection	\$250.00	\$3,000.00	\$3,000.00
Lawn care Service	\$2,200.00	\$26,400.00	\$26,400.00
Irrigation Service	\$150.00	\$1,800.00	\$1,800.00
Holiday Décor/rewards	\$361.00	\$4,332.00	\$4,332.00
Maintenance Personnel	\$4,633.00	\$55,596.00	\$55,596.00
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Sub-Total	\$16,555.00	\$198,660.00	\$198,660.00
 Taxes & Insurance			
Fed/State/City Fees	\$159.00	\$1,908.00	\$1,908.00
Property & Liab/Dir.	\$700.00	\$8,400.00	\$8,400.00
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Sub-Total	\$859.00	\$10,308.00	\$10,308.00

Reserves

Reroofing Clubhse	\$0.00	\$0.00	\$0.00
Painting	\$0.00	\$0.00	\$0.00
Resurfacing	\$430.00	\$5,160.00	\$6,204.00
Sealcoating	\$0.00	\$0.00	\$0.00
Marciting	\$0.00	\$0.00	\$0.00
Camera System	\$135.00	\$1,620.00	\$1,716.00
Termites	\$333.00	\$3,996.00	\$3,996.00
Tennis Court	\$89.00	\$1,068.00	\$504.00
Betterments	\$600.00	\$7,200.00	\$7,200.00
Awning	\$0.00	\$0.00	\$624.00
Pool Pump Heater	\$117.00	\$1,404.00	\$0.00
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Sub-Total	\$1,704.00	\$20,448.00	\$20,244.00
Monthly Total Expenses	\$22,682.00	YEARLY	\$272,184.00
Monthly Total Income	\$22,682.00	YEARLY	\$272,184.00

RESERVE CALCULATIONS

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Type Reserve	Life Expectancy	Replacement Cost	Current Fund	Remaining Life	Required Funding
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REROOFING	20 YEARS	\$10,000.00	\$13,629.00	0 years	\$0.00
PAINTING	10 YEARS	\$1,000.00	\$1,003.00	3 years	\$0.00
RESURFACING	25 YEARS	\$200,000.00	\$89,113.00	18 years	\$5,160.00
SEALCOATING	5 YEARS	\$22,000.00	\$25,195.00	5 years	\$0.00
MARCITING	10 YEARS	\$30,000.00	\$37,958.00	8 years	\$0.00
TENNIS	10 YEARS	\$20,000.00	\$11,463.00	8 years	\$1,068.00
AWNING	7 YEARS	\$3,000.00	\$6,120.00	0 years	\$0.00
CAMERA SYS.	20 YEARS	\$50,000.00	\$29,042.00	13 years	\$1,620.00
POOLPUMP/HT	15 YEARS	\$21,000.00	\$11,170.00	7 years	\$1,404.00