

CYPRESS BEND CONDOMINIUM IV ASSOC., INC.

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APPROVED BUDGET  
JAN.1 TO DEC.31, 2021

INCOME	MONTHLY	APPROVED YEARLY	PREVIOUS YEAR
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Maintenance Fee	\$12,366.70	\$148,400.40	\$148,400.40
Other Inc.	\$0.00	\$0.00	\$0.00
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Total Income	\$12,366.70	\$148,400.40	\$148,400.40
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EXPENSES			
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Operating Expenses:			
Elevator	\$90.00	\$1,080.00	\$1,080.00
Recreation Common	\$5,670.50	\$68,046.00	\$68,046.00
Water/Sewer	\$2,300.00	\$27,600.00	\$26,400.00
Legal	\$229.20	\$2,750.40	\$3,000.00
Elevator Monitoring	\$34.00	\$408.00	\$408.00
Foreclosure/Bad Debt	\$241.00	\$2,892.00	\$2,892.00
Parking Patrol	\$32.00	\$384.00	\$1,860.00
Electric	\$200.00	\$2,400.00	\$2,400.00
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Sub-Total	\$8,796.70	\$105,560.40	\$106,086.00
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Repairs/ Maintenance			
Tree trimming	\$300.00	\$3,600.00	\$4,118.40
Landscaping	\$250.00	\$3,000.00	\$4,200.00
Rep/Maint Bldg	\$340.00	\$4,080.00	\$4,320.00
Pool Repair	\$113.00	\$1,356.00	\$1,356.00
Casual Labor	\$50.00	\$600.00	\$744.00
Irrigation Rep.	\$50.00	\$600.00	\$600.00
Elect/Light Supplies	\$50.00	\$600.00	\$600.00
Electrical Repairs	\$50.00	\$600.00	\$600.00
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Sub-Total	\$1,203.00	\$14,436.00	\$16,538.40
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Taxes & Insurance			
Fed/State/City Fees	\$6.00	\$72.00	\$72.00
Flood Insurance	\$490.00	\$5,880.00	\$6,240.00
Insurance	\$1,671.00	\$20,052.00	\$17,256.00
Bureau Of Condo.	\$17.00	\$204.00	\$204.00
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Sub-Total	\$2,184.00	\$26,208.00	\$23,772.00
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Reserves			
Reroofing	\$0.00	\$0.00	\$0.00
Painting	\$0.00	\$0.00	\$0.00
Elevator	\$183.00	\$2,196.00	\$2,004.00
Awning	\$0.00	\$0.00	\$0.00
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Sub-Total	\$183.00	\$2,196.00	\$2,004.00
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Monthly Total Expenses	\$12,366.70	YEARLY	\$148,400.40

RESERVE CALCULATIONS

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Type Reserve	Life Expectancy	Replacement Cost	Current Fund	Remaining Life	Required Funding
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REROOFING	25 YEARS	\$71,452.00	\$77,932.00	11 years	\$0.00
PAINTING	10 YEARS	\$30,000.00	\$41,561.00	3 years	\$0.00
ELEVATORS	20 YEARS	\$30,000.00	\$24,895.00	3 years	\$2,196.00
AWNING	7 YEARS	\$3,000.00	\$2,988.00	0 years	\$0.00

QUARTERLY MAINTENANCE FEES WITH RESERVES = \$742.00