

Cypress Creek Property Owners Association Inc
Proposed Budget
January 1, 2026 through December 31, 2026



Variance Budget 2025 vs 2026

	G/L #	Approved 2025 Budget	Proposed 2026 Annual Budget	\$	%
REVENUES:					
4001 Maintenance Income	4001	\$ 560,004	\$ 602,401	\$ 42,397	8%
4002 Reserve Assessment	4002	\$ -	37,600	\$ 37,600	100%
4005 Non-Member Settled Income	4005	\$ 4,500	\$4,500	\$ -	0%
4310 Transponder Income	4310	\$ 5,000	5,000	\$ -	0%
Total Revenues:		\$ 569,504	\$ 649,501	\$ 79,997	14%
Administrative Expenses:					
5001 Management Fee	5001	\$ 44,000	\$ 46,200	\$ 2,200	5%
5010 Legal & Collection Exp	5010	\$ 20,000	20,000	\$ -	0%
5020 CPA-Audit Exp	5020	\$ 4,500	5,000	\$ 500	11%
5030 Insurance Exp	5030	\$ 57,000	46,700	\$ (10,300)	-18%
5100 License/Permits/Fees	5100	\$ 104	100	\$ (4)	-4%
5200 Office Supplies	5200	\$ 7,000	8,000	\$ 1,000	14%
5210 Storage Locker	5210	\$ 1,600	2,000	\$ 400	25%
5300 Income Tax Expense	5300	\$ -	3,000	\$ 3,000	
5500 Social Activities	5500	\$ 3,000	3,000	\$ -	
5510 Welcome Committee	5510	\$ 1,000	1,000	\$ -	
5600 Bad Debt	5600	\$ 5,000	-	\$ (5,000)	
5700 Development Consultation	5700	\$ 10,000	-	\$ (10,000)	
Total Administrative Expenses		\$ 153,204	\$ 135,000	\$ (18,204)	-12%
Utilities:					
6010 Electric- Street Lights	6010	\$ 26,500	\$ 28,600	\$ 2,100	8%
6020 Electric- Guard Houses	6020	\$ 2,750	2,460	\$ (290)	-11%
6100 Water & Sewer	6100	\$ 1,200	1,290	\$ 90	8%
6200 Internet & Phone	6200	\$ 6,500	8,780	\$ 2,280	35%
Total Utilities		\$ 36,950	\$ 41,131	\$ 4,181	11%
General Expenses:					
7000 General R&M	7000	\$ 7,500	\$ 7,500	\$ -	0%
7200 Landscape Maintenance	7200	\$ 18,150	17,640	\$ (510)	-3%
7210 Large Tree Maintenance	7210	\$ 3,500	3,000	\$ (500)	-14%
7220 Landscape Extra	7220	\$ 3,000	5,000	\$ 2,000	67%
7400 Gate Software	7400	\$ 5,500	5,500	\$ (0)	0%
7405 Gate Maint. Contract	7405	\$ 2,600	3,330	\$ 730	28%
7410 Gate Hardware R&M	7410	\$ 25,000	20,000	\$ (5,000)	-20%
7420 Transponders/Gate Card	7420	\$ 2,500	2,500	\$ -	0%
7600 Security Camera Maintenance	7600	\$ 500	2,500	\$ 2,000	400%
Total Maintenance Expense		\$ 68,250	\$ 66,970	\$ (1,280)	100%
Security Expenses:					
8000 Guard Service Contract	8000	\$ 310,100	365,800	\$ 55,700	18%
8100 Guardhouse Maintenance	8100	\$ 1,000	3,000	\$ 2,000	200%
Total Security Expense		311,100	368,800	\$ 57,700	19%
Total Operating Expenses		\$ 569,504	\$ 611,901	\$ 42,397	7%
Reserve Transfers:					
9001 Reserve Expense	9001	\$ -	37,600	\$ 37,600	100%
Total Reserves Transfer		\$ -	\$ 37,600	\$ 37,600	100%
Total Expenses		\$ 569,504	\$ 649,501	\$ 79,997	100%
Surplus/(Excess) Exp over Revenue		\$ -	\$ -	\$ -	

Units	2025 Quarterly Cost per Unit	2026 Quarterly Cost per Unit	Increase	%
400	\$ 350	\$ 400	\$ 50	14.29%

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.