

Cypress Pines Property Owners Assoc, Inc

APPROVED

OPERATING BUDGET 2023
 BASED ON 202 HOMES/LOTS

January 1, 2023-December 31, 2023

	ESTIMATED YR END 12.31.22	APPROVED 2022 BUDGET	PROPOSED 2023 BUDGET	2023 PER UNIT
Income				
Assessments - Operating	68,887.50	35,077.11	43,372.00	214.71
Assessments - Reserves	0.00	46,800.00	46,800.00	231.68
PRIOR YEARS SURPLUS	0.00	-14,886.66	-14,220.80	(70.40)
Application Fees	1,300.00	0.00	0.00	0.00
Estoppels	4,550.00	0.00	0.00	0.00
Bank Interest	534.57	0.00	0.00	0.00
violations	2,600.00	0.00	0.00	0.00
late and finance charges	618.05	0.00	0.00	0.00
Total Income	78,490.12	66,990.45	75,951.20	376.00
OPERATING EXPENSES:				
Bad Debt Expense	0.00	330.00	376.00	1.86
prior years excess carryover	0.00	-14,886.66	-14,220.80	(70.32)
Background checks	461.00	0.00	0.00	0.00
Bank Service Charges	64.00	0.00	0.00	0.00
Legal Fees	4,904.00	10,000.00	6,970.00	34.50
Contingency	0.00	4,216.11	0.00	0.00
Office Supplies Expense	2,977.66	3,000.00	3,000.00	14.85
Licenses & Permits	0.00	65.00	65.00	0.32
Rent/Office Space	0.00	0.00	0.00	0.00
Management Fee	0.00	0.00	20,000.00	99.01
Mail House Real Estate Taxes	332.77	460.00	400.00	1.98
Mail House Lease	11.00	11.00	11.00	0.05
Social Committee	1,159.13	1,500.00	500.00	2.48
Insurance- D & O	2,011.99	1,700.00	2,500.00	12.38
Insurance-Liability Insurance	1,623.20	700.00	2,500.00	12.38
Insurance - Umbrella	195.00	195.00	250.00	1.24
Insurance - Mail House	0.00	600.00	0.00	0.00
Stoarge Unit	0.00	0.00	0.00	0.00
Christmas Decorations Up and Down	198.62	200.00	200.00	0.99
Streets and Maintenance	931.42	500.00	500.00	2.48
Majestic Mowing	0.00	6,000.00	0.00	0.00
Fountain Maintenance	334.95	600.00	600.00	2.97
ELECTRICITY	5,020.81	5,000.00	5,500.00	27.23
TOTAL OPERATING EXPENSES	20,225.55	20,190.45	29,151.20	144.39
RESERVES :				
ROAD RESERVES	3,800.00	3,800.00	3,800.00	18.81
ROAD RESEALING	5,000.00	5,000.00	4,300.00	21.29
DRAINAGE RESERVES	38,000.00	38,000.00	38,700.00	191.58
TOTAL RESERVES	46,800.00	46,800.00	46,800.00	231.68
TOTAL EXPENSES + RESERVES	67,025.55	66,990.45	75,951.20	376.08
2022 Assessment per Unit		330.00		
2023 Assessment per Unit			376.00	

RESERVES SUMMARY	ESTIMATED LIFE (IN YEARS)	ESTIMATED REMAINING LIFE (IN YEARS)	ESTIMATED REPLACEMENT COST	FUND BALANCE 12/31/22	2023 FUNDING	PROJECTED FUND BALANCE 12/31/23
ROADS	20	11	153,538.00	111,838.00	3,800.00	115,638.00
ROAD SEALING	7	7	30,000.00	0.00	4,300.00	4,300.00
DRAINAGE	ON GOING			40,258.22	38,700.00	78,958.22
TOTAL RESERVES				152,096.22	46,800.00	198,896.22