

CYPRESS VILLAGE CONDOMINIUM ASSOCIATION

2026 APPROVED BUDGET WITH FULL RESERVES

January 1, 2026 through December 31, 2026

	2025	2025	2025	2026	2026
	APPROVED	EXPENDITURE	EXPECTED	APPROVED	APPROVED
	BUDGET	AS OF	EXPENDITURES	MONTHLY	YEARLY
		08/31/2025	AS OF 12/31/2025	BUDGET	BUDGET
INCOME					
Member's Assessment	\$ 2,468,453.78	\$ 1,645,635.85	\$ 2,468,453.78	\$ 205,704.48	\$ 2,468,453.78
Late Fee	\$ 4,800.00	\$ 9,675.00	\$ 12,900.00	\$ 1,000.00	\$ 12,000.00
NFS Bank Fees	\$ 275.00	\$ 500.00	\$ 666.67	\$ 54.17	\$ 650.00
Decal Entrance - Vehicle	\$ -	\$ 425.00	\$ 566.67	\$ 50.00	\$ 600.00
Applications	\$ 18,000.00	\$ 13,300.00	\$ 17,733.33	\$ 1,500.00	\$ 18,000.00
Keys	\$ -	\$ 55.00	\$ 73.33	\$ 5.00	\$ 60.00
Laundry Income	\$ 33,000.00	\$ 15,566.40	\$ 20,755.20	\$ 2,750.00	\$ 33,000.00
Misc. Income	\$ 202.00	\$ 154.89	\$ 206.52	\$ 17.00	\$ 204.00
Repair Charge	\$ -	\$ 1,180.17	\$ 1,573.56	\$ -	\$ -
Interest Income - Operating	\$ 180.95	\$ 376.61	\$ 502.15	\$ 50.00	\$ 600.00
TOTAL INCOME	\$ 2,524,911.73	\$ 1,686,868.92	\$ 2,523,431.21	\$ 211,130.65	\$ 2,533,567.78
EXPENSES					
Administrative Expenses					
Audit & Tax Preparation	\$ 3,150.00	\$ 2,250.00	\$ 3,375.00	\$ 300.00	\$ 3,600.00
Bad Debt Epenses	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -
Bank Charges	\$ 60.00	\$ 26.60	\$ 39.90	\$ 5.00	\$ 60.00
Employee Payroll	\$ 221,500.00	\$ 141,078.20	\$ 211,617.30	\$ 22,000.00	\$ 264,000.00
Filing Fees	\$ 61.25	\$ 61.25	\$ 91.88	\$ 5.10	\$ 61.25
Insurance pakcage	\$ 680,000.00	\$ 325,423.25	\$ 488,134.88	\$ 50,000.00	\$ 600,000.00
Licenses & permits	\$ 4,800.00	\$ 4,850.05	\$ 7,275.08	\$ 400.00	\$ 4,800.00
Legal Services	\$ 15,000.00	\$ 11,078.65	\$ 16,617.98	\$ 1,500.00	\$ 18,000.00
Management Contract	\$ 43,507.20	\$ 29,003.60	\$ 43,505.40	\$ 3,807.00	\$ 45,684.00
On-site Office Expenses	\$ 2,700.00	\$ 6,130.10	\$ 9,195.15	\$ 300.00	\$ 3,600.00
Payroll fees & Taxes	\$ 52,000.00	\$ 38,031.33	\$ 57,047.00	\$ 2,500.00	\$ 30,000.00
Postage Expenses	\$ 6,300.00	\$ 11,236.17	\$ 16,854.26	\$ 1,500.00	\$ 18,000.00
Professional Fees	\$ -	\$ 41,755.00	\$ 55,673.33	\$ 2,000.00	\$ 24,000.00
Website	\$ 780.00	\$ 600.00	\$ 900.00	\$ 100.00	\$ 1,200.00
Resident Backgrounds	\$ 6,000.00	\$ 6,235.00	\$ 9,352.50	\$ 750.00	\$ 9,000.00
Total Administrative Expenses	\$ 1,047,858.45	\$ 617,759.20	\$ 919,679.63	\$ 85,167.10	\$ 1,022,005.25
Landscaping Expenses					
Landscape Contract	\$ 48,000.00	\$ 38,650.00	\$ 57,975.00	\$ 5,000.00	\$ 60,000.00
Landscape Replacement	\$ -	\$ 42,948.80	\$ 64,423.20	\$ 1,000.00	\$ 12,000.00
Irrigation Repairs	\$ 75,000.00	\$ 79,032.00	\$ 105,376.00	\$ 1,000.00	\$ 12,000.00
Shrub & Tree Maintenance	\$ 48,000.00	\$ -	\$ -	\$ 4,000.00	\$ 48,000.00
Total Landscaping Expenses	\$ 171,000.00	\$ 160,630.80	\$ 227,774.20	\$ 11,000.00	\$ 132,000.00
Utilities Expenses					
Cables/Internet/Phone	\$ 5,400.00	\$ 5,091.05	\$ 7,636.58	\$ 500.00	\$ 6,000.00
Electricity	\$ 34,500.00	\$ 25,303.52	\$ 37,955.28	\$ 3,200.00	\$ 38,400.00
Gas	\$ 8,550.00	\$ 6,747.09	\$ 10,120.64	\$ 850.00	\$ 10,200.00
Trash/Bulk Pick Up	\$ 75,000.00	\$ 54,853.60	\$ 82,280.40	\$ 6,875.00	\$ 82,500.00
Water & Sewer	\$ 429,000.00	\$ 216,973.12	\$ 325,459.68	\$ 32,000.00	\$ 384,000.00
Total Utilities Expenses	\$ 552,450.00	\$ 308,968.38	\$ 463,452.57	\$ 43,425.00	\$ 521,100.00
Amenities Expenses					
Pool Maintenance	\$ 13,800.00	\$ 9,235.00	\$ 13,852.50	\$ 1,180.00	\$ 14,160.00
Pool Repairs	\$ -	\$ 85,021.00	\$ 127,531.50	\$ 200.00	\$ 2,400.00
Tennis Court	\$ -	\$ -	\$ -	\$ -	\$ -
Total Amenities Expenses	\$ 13,800.00	\$ 94,256.00	\$ 141,384.00	\$ 1,380.00	\$ 16,560.00
Repairs & Maintenance Expenses					
Contingency	\$ 30,000.00	\$ 3,340.00	\$ 5,010.00	\$ 1,000.00	\$ 12,000.00
Electrical Repairs & Maintenance	\$ 6,000.00	\$ 2,110.11	\$ 3,165.17	\$ 400.00	\$ 4,800.00
Elevator Expenses	\$ 9,672.00	\$ 8,235.45	\$ 12,353.18	\$ 806.00	\$ 9,672.00
Fire Prevention & Protection	\$ 20,000.00	\$ 15,221.18	\$ 22,831.77	\$ 1,500.00	\$ 18,000.00
General Repairs & Maintenance	\$ 18,000.00	\$ 233,153.90	\$ 349,730.85	\$ 2,000.00	\$ 24,000.00
Golf Cart Expenses	\$ 4,500.00	\$ 1,487.30	\$ 2,230.95	\$ 375.00	\$ 4,500.00
HVAC Repairs & Maint.	\$ 900.00	\$ 522.00	\$ 783.00	\$ 75.00	\$ 900.00
Materials & Supplies	\$ 51,000.00	\$ 49,323.55	\$ 73,985.33	\$ 4,250.00	\$ 51,000.00
Pest Control	\$ 5,700.00	\$ 5,036.55	\$ 7,554.83	\$ 650.00	\$ 7,800.00
Plumbing	\$ 120,000.00	\$ 254,085.00	\$ 381,127.50	\$ 10,000.00	\$ 120,000.00
Roof Repairs	\$ 25,000.00	\$ 265,640.30	\$ 398,460.45	\$ 2,000.00	\$ 24,000.00
Security Patrols	\$ 124,200.00	\$ 96,105.42	\$ 144,158.13	\$ 16,500.00	\$ 198,000.00
Total Repairs & Maintenance Expenses	\$ 414,972.00	\$ 934,260.76	\$ 1,401,391.14	\$ 39,556.00	\$ 474,672.00
TOTAL OPERATING EXPENSES	\$ 2,200,080.45	\$ 2,115,875.14	\$ 3,153,681.54	\$ 180,528.10	\$ 2,166,337.25

	2025 APPROVED BUDGET	2025 EXPENDITURE AS OF 08/31/2025	2025 EXPECTED EXPENDITURES AS OF 12/31/2025	2026 APPROVED MONTHLY BUDGET	2026 APPROVED YEARLY BUDGET
NON-OPERATING EXPENSES					
Statutory Reserve					
Clubhouse Reserves	\$ 5,789.43	\$ 3,859.62	\$ 5,789.43	\$ -	\$ -
Elevator Reserves	\$ 34,956.00	\$ 23,304.00	\$ 34,956.00	\$ -	\$ -
Fire Alarm Reserves	\$ 12,801.24	\$ 8,534.16	\$ 12,801.24	\$ -	\$ -
Painting Reserves	\$ 25,391.00	\$ 16,927.33	\$ 25,391.00	\$ -	\$ -
Paving Reserves	\$ 16,524.26	\$ 11,016.17	\$ 16,524.26	\$ -	\$ -
Railings Reserves	\$ (31,030.72)	\$ (20,687.15)	\$ (31,030.72)	\$ -	\$ -
Roof Reserves	\$ 274,285.02	\$ 182,856.68	\$ 274,285.02	\$ -	\$ -
Storm Drain Reserves	\$ (17,883.88)	\$ (11,922.59)	\$ (17,883.88)	\$ -	\$ -
Swimming Pool Reserves	\$ (10,545.22)	\$ (7,030.15)	\$ (10,545.22)	\$ -	\$ -
Tennis Court Reserves	\$ 14,544.15	\$ 9,696.10	\$ 14,544.15	\$ -	\$ -
Tot.Statutory Reserve Allot.	\$ 324,831.28	\$ 216,554.19	\$ 324,831.28	\$ -	\$ -
Statutory Reserve as per Reserve Study 2025					
SIRS - Mandatory Reserves 3 Story Bldg					
Exterior Building Elements	\$ -	\$ -	\$ -	\$ 8,209.58	\$ 98,515.00
Building Services Elements	\$ -	\$ -	\$ -	\$ -	\$ -
Non-SIRS Reserves*					
Exterior Building Elements	\$ -	\$ -	\$ -	\$ 14,174.74	\$ 170,096.93
Interior Building Elements	\$ -	\$ -	\$ -	\$ 44.79	\$ 537.43
Building Services Elements	\$ -	\$ -	\$ -	\$ 4,097.91	\$ 49,174.94
Property Site Elements	\$ -	\$ -	\$ -	\$ 2,933.48	\$ 35,201.73
Clubhouse Elements	\$ -	\$ -	\$ -	\$ 201.54	\$ 2,418.44
Pool Elements	\$ -	\$ -	\$ -	\$ 940.50	\$ 11,286.05
Total Statutory Reserves as per Study	\$ -	\$ -	\$ -	\$ 30,602.54	\$ 367,230.53
TOTAL EXPENSES	\$ 2,524,911.73	\$ 2,332,429.33	\$ 3,478,512.82	\$ 211,130.65	\$ 2,533,567.78

*Reserve Study indicates a contribution of total of \$530,000 for Non-SIRS - Will transfer a total of \$261,284.47 in Jan. 2026 reducing the amount of be assessed

CYPRESS VILLAGE CONDOMINIUM ASSOCIATION

2026 APPROVED BUDGET WITH FULL RESERVES

APPROVED MONTHLY / ANNUAL ASSESSMENT PER UNIT

UNIT	QUANTITY OF UNIT TYPES	PERCENTAGE OF OWNERSHIP	2026 APPROVED YEARLY ASSESSMENT	2026 APPROVED MONTHLY ASSESSMENT	2025 APPROVED MONTHLY ASSESSMENT	DIFFERENCE 2025 V. 2026
A	40	0.31560%	\$7,790.44	\$ 649.20	\$ 649.20	\$ 0.00
B	88	0.25160%	\$6,210.63	\$ 517.55	\$ 517.55	\$ 0.00
C	96	0.20900%	\$5,159.07	\$ 429.92	\$ 429.92	\$ 0.00
D	88	0.27300%	\$6,738.88	\$ 561.57	\$ 561.57	\$ 0.00
E	84	0.18760%	\$4,630.82	\$ 385.90	\$ 385.90	\$ 0.00
F	16	0.33680%	\$8,313.75	\$ 692.81	\$ 692.81	\$ 0.00