# REVISED CYPRESSES OF BOCA LAGO BUDGET AS OF JUNE 1st, 2026

| CYPRESSES - PROPOSED REVISED | 2025 BUDGET | ACTUAL 9/30/25 | PROJECTED 12/31/25 | 2026 BUDGET | INCREASE (DECREASE) |
|---|---|---|---|---|---|
| **INCOME** | | | | | |
| UNIT OWNER ASSESSMENT | 2,396,952 | 1,797,714 | 2,396,952 | 2,143,364 | (253,588) |
| OPERATING INTEREST | 6,838 | 5,152 | 6,869 | 1,000 | (5,838) |
| MISCELLANEOUS INCOME | 5,000 | 7,010 | 9,347 | 7,000 | 2,000 |
| PRIOR YEAR SURPLUS | 25,000 | 17,278 | 23,037 | 21,000 | (4,000) |
| INSURANCE MITIGATION | 50,000 | 37,500 | 50,000 | 0 | (50,000) |
| **TOTAL INCOME** | **$ 2,483,790** | **$ 1,864,654** | **$ 2,486,205** | **$ 2,172,364** | (311,426) |
| | | | | | |
| **EXPENSES** | | | | | |
| MANAGEMENT FEE | 84,750 | 63,563 | 84,751 | 87,000 | 2,250 |
| LEGAL FEES | 12,000 | 2,155 | 2,873 | 5,000 | (7,000) |
| ACCOUNTING | 4,200 | 4,350 | 4,350 | 4,350 | 150 |
| TELEPHONE | 1,300 | 951 | 1,268 | 1,300 | - |
| OFFICE EXPENSES | 2,500 | 453 | 604 | 1,500 | (1,000) |
| POSTAGE | 1,600 | 308 | 411 | 1,600 | - |
| POA ASSESSMENT | 37,140 | 27,855 | 37,140 | 66,000 | 28,860 |
| DIVISION OF FLORIDA LAND SALES | 1,000 | 0 | 1,000 | 1,000 | - |
| RESERVE FUNDS | 240,000 | 180,000 | 240,000 | 240,000 | - |
| INSURANCE | 1,037,000 | 726,168 | 968,224 | 700,000 | (337,000) |
| LANDSCAPING CONTRACT | 105,600 | 79,178 | 105,571 | 110,880 | 5,280 |
| SPECIAL LANDSCAPING | 15,000 | 10,138 | 13,517 | 20,000 | 5,000 |
| TREE TRIMMING | 23,500 | 27,240 | 27,240 | 26,000 | 2,500 |
| IRRIGATION REPAIRS | 5,000 | 1,902 | 2,536 | 4,000 | (1,000) |
| SECURITY GATE SYSTEM | 15,000 | 13,447 | 17,929 | 15,000 | - |
| CABLE TV | 279,000 | 207,888 | 277,184 | 288,000 | 9,000 |
| TRASH REMOVAL SERVICES | 10,000 | 4,637 | 6,183 | 8,000 | (2,000) |
| PEST CONTROL CONTRACT | 11,000 | 8,287 | 11,049 | 11,000 | - |
| SPECIAL PEST CONTROL | 3,000 | 825 | 1,100 | 3,000 | - |
| ELECTRICITY/FPL | 37,000 | 25,907 | 34,543 | 36,000 | (1,000) |
| WATER & SEWER | 6,500 | 4,925 | 6,567 | 6,600 | 100 |
| MAINTENANCE & SUPPLIES | 27,000 | 20,563 | 27,417 | 27,000 | - |
| POOL MAINTENANCE | 9,000 | 7,402 | 9,869 | 10,000 | 1,000 |
| PLUMBING & ELECTRICAL | 8,000 | 5,659 | 7,545 | 8,000 | - |
| CONTRACT LABOR | 228,000 | 165,552 | 220,736 | 230,000 | 2,000 |
| BUILDING REPAIRS | 10,000 | 7,710 | 10,280 | 10,000 | - |
| DRYWALL | 0 | 2,590 | 3,453 | 2,000 | 2,000 |
| CONCRETE | 0 | 8,500 | 11,333 | 0 | - |
| CONTINGENCIES | 15,000 | 0 | 0 | 4,434 | (10,566) |
| GENERATOR | 1,000 | 0 | 0 | 1,000 | - |
| VALLEY NAT'L BANK - BANK LOAN | 243,700 | 182,717 | 243,623 | 243,700 | - |
| BAD DEBT ALLOWANCE | 10,000 | 0 | 0 | 0 | (10,000) |
| **TOTAL EXPENSES** | **$ 2,483,790** | **$ 1,790,870** | **$ 2,378,297** | **$ 2,172,364** | (311,426) |

## MAINTENANCE PAYMENTS

| TYPE OF UNIT | 2026 New | # of Units | % | 2026 YEARLY | Monthly Change |
|---|---|---|---|---|---|
| 2 BEDROOM APARTMENT | **$636** | 148 | 0.349% | $7,627 | -$73.00 |
| TOWNHOUSE | **$702** | 18 | 0.392% | $8,429 | -$83.00 |
| 2 BEDROOM/DEN APARTMENT | **$767** | 40 | 0.434% | $9,208 | -$92.00 |
| 2 BEDROOM VILLA | **$834** | 17 | 0.477% | $10,006 | -$101.00 |
| 3 BEDROOM VILLA | **$1,003** | 27 | 0.586% | $12,032 | -$124.00 |