

CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC.
APPROVED BUDGET
YEAR ENDING MARCH 31, 2025

	2024 Approved Budget
4,970.5 Units at \$124 per Annually	616,342.00
ACB Income	15,000.00
Late Fee Income	15,000.00
Estoppel Fee Income	36,000.00
ASSESSMENT INCOME	\$ 682,342.00
EXPENSES	
GENERAL & ADMINISTRATIVE	
6020 - Accounting Fees / Tax Preparation	6,500.00
6040 - Legal Fees	10,000.00
6080 - Bank Fees / Coupon Books	1,000.00
6085 - Management Co. Supplies / Print	500.00
6090 - Office Supplies	15,000.00
6095 - Postage	8,000.00
6100 - Equipment Copier - Lease	9,000.00
6110 - Copier - Supplies / Copies Maintenance	1,500.00
6120 - Telephone	4,000.00
6130 - Computer Maintenance / Software	500.00
6140 - Web Site Administration	1,000.00
6150 - Storage - Admin	3,600.00
6155 - On-Site Personnel / Taxes / Benefits	274,571.00
6160 - Management Fees	61,429.00
6170 - Office Cleaning	5,000.00
6180 - Trash Pick-Up	750.00
6190 - Property Maint / Repair	2,000.00
6200 - Office Staff Mileage	600.00
6220 - Corporate Annual Report / Uniform Bus	130.00
6230 - Tax: Property	11,000.00
6240 - Bad Debt	20,000.00
GENERAL & ADMINISTRATIVE TOTAL	\$ 436,080.00
INSURANCE	
6410 - Insurance Liability / Property	21,500.00
6420 - Insurance D & O	4,600.00
6430 - Insurance Flood	3,500.00
6440 - Insurance Umbrella	8,500.00
INSURANCE TOTAL	\$ 38,100.00
GROUNDS	
6510 - Grounds Maintenance - Lawn Contract	53,000.00
6550 - Tree Trim / Removal / Replacement	48,000.00
6560 - Landscaping / Flowers / Plants	5,000.00
6570 - Pest Control	17,000.00
6610 - Irrigation - Repairs / Maintenance	5,500.00
6640 - Holiday Decorations	567.00
6650 - Mileage - Common Area	500.00
6700 - Mailbox Maintenance Phase 2	0.00
6790 - General Repairs / Maintenance	14,000.00
GROUNDS TOTAL	\$ 143,567.00
SECURITY	
7110 - Contract - Security	0.00
7120 - Admin Bldg Security Monitoring	5,000.00
SECURITY TOTAL	\$ 5,000.00
ANNUAL SPECIAL MEETING	
7310 - Printing - Annual / Special Meeting	10,000.00
7320 - Hall Rental / Annual / Spec Meeting	3,000.00
7330 - Annual Meeting: Postage	7,500.00
7340 - Electronic Voting	4,000.00
ANNUAL SPECIAL MEETING TOTAL	\$ 24,500.00

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ARCHITECTURAL CONTROL BOARD	
7410 - Mileage - ACB	1,200.00
ARCHITECTURAL CONTROL BOARD TOTAL	\$ 1,200.00
DEED RESTRICTION	
7210 - Deed Restrictions Mileage	1,700.00
DEED RESTRICTION TOTAL	\$ 1,700.00
CONTINGENCY FUNDS	
7510 - Contingency Funds	0.00
CONTINGENCY FUNDS TOTAL	\$ -
UTILITIES	
7810 - Electricity - Common Areas - Duke	6,000.00
7820 - Electricity - WREC - Office	7,000.00
7830 - Utilities - Water (CCU)	2,600.00
UTILITIES TOTAL	\$ 15,600.00
RESERVE EXPENSES	
8010 - Reserve Funding	16,595.00
RESERVE EXPENSES TOTAL	\$ 16,595.00
TOTAL EXPENSES	\$ 682,342.00

RESERVE CALCULATIONS					
Description	Estimated Life Expectancy	Estimated Remaining Life	Estimated Replacement Cost	Estimated Reserve Balance as of 3/31/24	2024 Reserve Contribution
Reserves - Entrance, Cypress Blvd W & US-19	30	16	40,000	35,294.12	310.00
Reserves - Entrance, Cypress Blvd E & CR-480	30	16	8,000	5,647.12	155.00
Reserves - Entrance, Gatewood & CR-480	30	16	3,000	2,187.29	54.00
Reserves - Entrance, Greentree & CR-480	30	16	3,000	2,184.23	54.00
Reserves - Greenbelt Maintenance (Common Areas)	100	44	35,000	30,111.12	120.00
Reserves - Irrigation Cypress West	15	4	15,000	6,386.61	2,300.00
Reserves - Irrigation Cypress East	15	5	15,000	6,027.79	2,000.00
Reserves - Admin Bldg	65	55	400,000	132,580.63	5,110.00
Reserves - Admin Bldg Maintenance	20	14	30,000	9,594.49	1,530.00
Reserves - Fencing	20	6	6,000	3,958.24	360.00
Reserves - Asphalt Paving - Mailboxes & Parking Lot	20	9	20,000	1,999.80	2,100.00
Reserves - Mailbox Replacement Phase 1 & 2	30	29	200,000	3,333.36	6,666.00

DISCLAIMER: THE BUDGET WAS PREPARED BY THE CYPRESS VILLAGE POA BOARD OF DIRECTORS AND THE FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COSTS OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.