

CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC.

APPROVED BUDGET

YEAR ENDING MARCH 31, 2026

4,954.5 Units at \$132.00 per Annually
 ACB Income
 Late Fee Income
 Estoppel Fee Income
 Misc Income

**2025-2026 Approved
Budget**

653,994.00
36,000.00
30,000.00
27,000.00
16,500.00

ASSESSMENT INCOME

\$ 763,494.00

EXPENSES

GENERAL & ADMINISTRATIVE

6020 - Accounting Fees / Tax Preparation	3,600.00
6040 - Legal Fees	30,000.00
6080 - Payment Processing	15,000.00
6085 - Management Co. Supplies / Print	100.00
6090 - Office Supplies	16,000.00
6095 - Postage / General Mailings	9,000.00
6100 - Equipment Copier - Lease	5,000.00
6110 - Copier - Supplies / Copies Maintenance	300.00
6120 - Telephone	2,400.00
6130 - Computer Maintenance / Software	100.00
6140 - Web Site Administration	750.00
6150 - Storage - Admin	1,944.00
6155 - On-Site Personnel / Taxes / Benefits	289,500.00
6160 - Management Fees	64,000.00
6170 - Office Cleaning	3,360.00
6180 - Trash Pick-Up	300.00
6190 - Property Maint / Repair	200.00
6200 - Office & BOD Mileage Reimbursement	100.00
6220 - Corporate Annual Report / Uniform Bus	70.00
6230 - Tax: Property	755.00
6240 - Bad Debt	16,194.00

GENERAL & ADMINISTRATIVE TOTAL

\$ 458,673.00

INSURANCE

6405 - Insurance Liability / Crime	18,080.35
6415 - Insurance Property	5,758.00
6420 - Insurance D & O	4,545.00
6430 - Insurance Flood	4,170.00
6440 - Insurance Umbrella	10,000.00
6450 - Insurance Workers Compensation	500.00

INSURANCE TOTAL

\$ 43,053.35

GROUNDS

6510 - Grounds Maintenance - Lawn Contract	53,500.00
6550 - Tree Maintenance	50,000.00
6560 - Landscape Maintenance	2,000.00
6570 - Pest Control	12,450.00
6610 - Irrigation - Repairs / Maintenance	1,000.00
6640 - Holiday Decorations	100.00
6645 - Holiday Decorations Replacement & Annual Plantings	4,954.50
6650 - Mileage - Common Area	1,000.00
6790 - General Repairs - Common Areas	7,752.15

GROUNDS TOTAL

\$ 132,756.65

SECURITY

7110 - Contract Security	1,530.00
7120 - Admin Bldg Security Monitoring	2,613.00

SECURITY TOTAL

\$ 4,143.00

DEED RESTRICTION

7210 - Deed Restrictions Mileage	2,604.00
7215 - Deed Restrictions Postage	14,500.00

DEED RESTRICTION TOTAL

\$ 17,104.00

CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC.**APPROVED BUDGET****YEAR ENDING MARCH 31, 2026****2025-2026 Approved
Budget****ANNUAL SPECIAL MEETING**

7310 - Printing - Annual / Special Meeting	15,350.00
7320 - Hall Rental / Annual / Spec Meeting	400.00
7330 - Annual Meeting: Postage	12,000.00
7340 - Electronic Voting	3,864.00

ANNUAL SPECIAL MEETING TOTAL	\$ 31,614.00
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ARCHITECTURAL CONTROL BOARD

7410 - Mileage - ACB	850.00
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ARCHITECTURAL CONTROL BOARD TOTAL	\$ 850.00
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UTILITIES

7810 - Electricity - Common Areas - Duke	5,100.00
7820 - Electricity - WREC - Office	6,300.00
7830 - Utilities - Water (CCU)	2,400.00

UTILITIES TOTAL	\$ 13,800.00
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RESERVE EXPENSES

8005 - Reserves - Pooled	61,500.00
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RESERVE EXPENSES TOTAL	\$ 61,500.00
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TOTAL EXPENSES	<u>\$ 763,494.00</u>
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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.

DISCLAIMER: 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 GOVERNINING 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.