

Cypress Forest 2024 Budget

<u>GL Acct #</u>	<u>Account Description</u>	<u>2023 Annual Budget</u>	<u>2023 Jan-Aug Actuals</u>	<u>2023 Sep-Dec Projected</u>	<u>2023 Actuals + Projected</u>	<u>2024 Estimated Budget</u>	<u>Notes</u>
Income							
Income							
4000	Residential Assessments	\$ 42,920.00	\$ 24,867.50	\$ 18,052.50	\$ 42,920.00	\$ 44,100.00	
4205	Application Fees	\$ 125.00	\$ 50.00	\$ 50.00	\$ 100.00	\$ 125.00	
4710	Late Fees & Interest	\$ -	\$ 1,416.12	\$ 500.00	\$ 1,916.12	\$ -	
4720	Legal Reimbursements	\$ -	\$ 1,101.50	\$ 500.00	\$ 1,601.50	\$ -	
4835	Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ 3,750.00	Interest off of \$75k of CD's
4900	Interest Earned - Operating Accounts	\$ 10.00	\$ 3.73	\$ 1.82	\$ 5.55	\$ 3.00	
Income Totals		\$ 43,055.00	\$ 27,438.85	\$ 19,104.32	\$ 46,543.17	\$ 47,978.00	
Per Owner Assessment Amount						\$ 300.00	
Expense							
Administrative							
5000	General Administrative	\$ 400.00	\$ 130.66	\$ 93.33	\$ 223.99	\$ 400.00	
5005	Application/Processing	\$ 125.00	\$ 175.00	\$ -	\$ 175.00	\$ 125.00	owners are responsible for charge.
5010	Bad Debt	\$ 750.00	\$ 211.75	\$ 200.00	\$ 550.00	\$ 1,800.00	
5025	Billing/Collections	\$ 2,000.00	\$ 1,291.23	\$ 922.31	\$ 2,213.54	\$ 2,000.00	
5030	Coupon Costs	\$ -	\$ -	\$ 1,540.29	\$ 1,540.29	\$ -	
5035	Decorations	\$ -	\$ -	\$ -	\$ -	\$ -	
5065	Lien Charges	\$ 100.00	\$ -	\$ -	\$ -	\$ 100.00	Usually charged to "5025 - collection costs"
5075	Meeting Room Rentals/Zoom	\$ 160.00	\$ 91.45	\$ 65.32	\$ 156.77	\$ 210.00	WCID 110 Considering Raising Rates
5080	NSF Charges	\$ -	\$ -	\$ -	\$ -	\$ -	
5090	Office Supplies	\$ 325.00	\$ 2.20	\$ 40.00	\$ 42.20	\$ 100.00	
5100	Record Storage	\$ 200.00	\$ 521.85	\$ 372.75	\$ 894.60	\$ 900.00	
5115	Web Site Maintenance	\$ 160.00	\$ (90.00)	\$ 350.00	\$ 260.00	\$ 210.00	
5195	Other Administrative Services	\$ 250.00	\$ 150.00	\$ 107.14	\$ 257.14	\$ 250.00	
5200	Community Events	\$ 350.00	\$ 153.26	\$ 200.00	\$ 353.26	\$ 350.00	NNO Primarily
5210	Printing and Copying	\$ 475.00	\$ 393.96	\$ 281.40	\$ 675.36	\$ 700.00	
5215	Postage	\$ 849.00	\$ 1,261.49	\$ 901.06	\$ 2,162.55	\$ 2,000.00	
Administrative Totals		\$ 6,144.00	\$ 4,292.85	\$ 5,073.60	\$ 9,504.70	\$ 9,145.00	
Insurance							
5415	D&O Insurance Premiums	\$ 1,666.07	\$ 897.19	\$ 640.85	\$ 1,538.04	\$ 1,707.22	
5460	Property Insurance Premiums	\$ 1,612.79	\$ 884.38	\$ 631.70	\$ 1,516.08	\$ 1,682.85	

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Insurance Totals		\$ 3,278.85	\$ 1,781.57	\$ 1,272.55	\$ 3,054.12	\$ 3,390.07	
Utilities							
6000	Electric Service	\$ 50.00	\$ 42.01	\$ 30.01	\$ 72.02	\$ 500.00	
6025	Water Service	\$ 2,173.36	\$ 832.69	\$ 594.78	\$ 1,427.47	\$ 1,627.31	NHCRWA Fee Decrease in 2023
Utilities Totals		\$ 2,223.36	\$ 874.70	\$ 624.79	\$ 1,499.49	\$ 2,127.31	
Landscaping							
6100	Grounds & Landscaping - Contract	\$ 13,292.50	\$ 7,069.50	\$ 5,049.64	\$ 12,119.14	\$ 13,957.12	based on actuals and projected
6110	Landscape Replacement & Installation	\$ 7,000.00	\$ -	\$ 10,671.36	\$ 10,671.36	\$ 3,600.00	
6200	Irrigation Repair & Maintenance	\$ 400.00	\$ -	\$ 580.00	\$ 580.00	\$ 400.00	
Landscaping Totals		\$ 20,692.50	\$ 7,069.50	\$ 16,301.00	\$ 23,370.50	\$ 17,957.12	
Repair & Maintenance							
6545	Electrical Supplies / Repair & Maintenance	\$ 200.00	\$ -	\$ -	\$ -	\$ 500.00	
6595	Gate & Monument Repair and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 500.00	
6600	General Repair & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	
6640	Lighting Supplies/Repair & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 3,800.00	
Repair & Maintenance Totals		\$ 200.00	\$ -	\$ -	\$ -	\$ 4,800.00	
Professional Services							
7000	Audit & Tax Services	\$ -	\$ -	\$ -	\$ -	\$ -	
7020	Legal Services	\$ 250.00	\$ -	\$ -	\$ -	\$ -	
7025	Legal Services - Collections	\$ 2,500.00	\$ 846.50	\$ 604.64	\$ 1,451.14	\$ 2,500.00	
7030	Legal Services - General Counsel	\$ 250.00	\$ 230.50	\$ 300.00	\$ 530.50	\$ 2,500.00	
7035	Legal Services - Deed restrictions	\$ 400.00	\$ 21.00	\$ 21.00	\$ 42.00	\$ 300.00	
7040	Management Fees	\$ 8,045.10	\$ 4,599.00	\$ 3,285.00	\$ 7,884.00	\$ 8,447.36	
Professional Services Totals		\$ 11,445.10	\$ 5,697.00	\$ 4,210.64	\$ 9,907.64	\$ 13,747.36	
Taxes							
9015	Property /Real Estate Tax	\$ 50.00	\$ 1.79	\$ 53.00	\$ 54.79	\$ 60.00	
Taxes Totals		\$ 50.00	\$ 1.79	\$ 53.00	\$ 54.79	\$ 60.00	
Other Expenses							
9105	Reserve Contribution Expense	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Expenses		\$ 44,033.81	\$ 19,717.41	\$ 27,535.59	\$ 47,391.25	\$ 51,226.86	
Net (+/-) Income/Loss		\$ (978.81)	\$ 7,721.44	\$ (8,431.27)	\$ (848.08)	\$ (3,248.86)	operating deficit