

Cypress Forest 2026 Budget

<u>GL Acct #</u>	<u>Account Description</u>	<u>2025 Annual Budget</u>	<u>2025 Jan- June Actuals</u>	<u>2025 Jul- Dec Projected</u>	<u>2025 Actuals + Projected</u>	<u>2026 Estimated Budget</u>	<u>Notes</u>
Income							
Income							
4000	Residential Assessments	\$ 48,100.00	\$ 47,775.00	\$ -	\$ 47,775.00	\$ 47,775.00	
4102	Application Fees	\$ 125.00	\$ -	\$ 150.00	\$ 150.00	\$ 150.00	
4101	Late Fees & Interest	\$ -	\$ 798.66	\$ 840.00	\$ 1,638.66	\$ -	
5318	Legal Reimbursements	\$ -	\$ -	\$ 800.00	\$ 800.00	\$ -	
4115	Miscellaneous Income	\$ 3,750.00	\$ 1,443.16	\$ 1,443.16	\$ 2,886.32	\$ 3,320.00	Interest earned on \$83k of CD's at 4%
4115	Interest Earned - Operating Accounts	\$ 3.00	\$ 4.00	\$ 4.00	\$ 8.00	\$ 5.00	
Income Totals		\$ 51,978.00	\$ 50,020.82	\$ 3,237.16	\$ 53,257.98	\$ 51,250.00	
Per Owner Assessment Amount						\$ 325.00	
Expense							
Administrative							
	General Administrative	\$ 400.00	\$ -	\$ 500.00	\$ 500.00	\$ -	Will utilize G/L 5201 for this moving forward
	Application/Processing	\$ 125.00	\$ -	\$ 150.00	\$ 150.00	\$ -	Will utilize G/L 5200 for this moving forward
5204	Bad Debt	\$ 1,000.00	\$ -	\$ 800.00	\$ 800.00	\$ 900.00	
5025	Bank Fees	\$ -	\$ 35.00	\$ -	\$ -	\$ 30.00	
	Billing/Collections	\$ 2,000.00	\$ -	\$ 800.00	\$ 800.00	\$ -	Will utilize G/L 5200 for this moving forward
5071	Decorations	\$ 300.00	\$ -	\$ 300.00	\$ 300.00	\$ 300.00	
	Lien Charges	\$ 100.00	\$ -	\$ 150.00	\$ 150.00	\$ -	Will utilize G/L 5200 for this moving forward
5209	Meeting Room Rentals/Zoom	\$ 210.00	\$ 105.98	\$ 111.28	\$ 217.26	\$ 280.00	WCID 110 raised rates. Also, this covers beverage/snacks for meetings
5202	Office Supplies	\$ 225.00	\$ 298.40	\$ 298.40	\$ 596.80	\$ 700.00	
5203	Record Storage	\$ 900.00	\$ -	\$ 400.00	\$ 400.00	\$ 400.00	
5206	Web Site Maintenance	\$ 210.00	\$ -	\$ 395.00	\$ 395.00	\$ 425.00	Host has increased fees significantly.
5314	Other Administrative Services	\$ 250.00	\$ -	\$ 250.00	\$ 250.00	\$ 250.00	
5071	Community Events	\$ 350.00	\$ -	\$ 150.00	\$ 150.00	\$ 350.00	NNO Primarily; board would like to see more community events
5201	Postage, Printing and Copying	\$ 700.00	\$ 842.66	\$ 842.66	\$ 1,685.32	\$ 2,300.00	Postage and office supplies consolidated with new property mgr
	Postage	\$ 1,400.00	\$ -	\$ -	\$ -	\$ -	
Administrative Totals		\$ 8,170.00	\$ 1,282.04	\$ 5,147.34	\$ 6,394.38	\$ 5,935.00	
Insurance							

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5400	D&O Insurance Premiums	\$ 1,737.00	\$ 1,737.00	\$ -	\$ 1,737.00	\$ 1,875.96	Anticipated 8% increase
5401	Property Insurance Premiums	\$ 1,565.00	\$ 1,565.00	\$ -	\$ 1,565.00	\$ 1,690.20	Anticipated 8% increase
Insurance Totals		\$ 3,302.00	\$ 3,302.00	\$ -	\$ 3,302.00	\$ 3,566.16	
Utilities							
5100	Electric Service	\$ 750.00	\$ 254.56	\$ 254.56	\$ 509.12	\$ 600.00	
5101	Water Service	\$ 990.00	\$ 836.61	\$ 870.07	\$ 1,706.68	\$ 1,300.00	We had backflow stolen and a major water leak on Emory Trail which resulted in inflated water invoice in 2025.
Utilities Totals		\$ 1,740.00	\$ 1,091.17	\$ 1,124.63	\$ 2,215.80	\$ 1,900.00	
Landscaping							
5000	Grounds & Landscaping - Contract	\$ 14,654.98	\$ 1,529.58	\$ 12,127.78	\$ 13,657.36	\$ 14,067.08	based on actuals and projected 3% increase
5002	Landscape Replacement & Installation	\$ 3,100.00	\$ -	\$ 540.00	\$ 540.00	\$ 540.00	
5001	Irrigation Repair & Maintenance	\$ 1,150.00	\$ 615.08	\$ 4,500.00	\$ 5,115.08	\$ 3,050.00	Backflow stolen in 2025. Proposed lower amount is closer to traditional expense.
Landscaping Totals		\$ 18,904.98	\$ 2,144.66	\$ 17,167.78	\$ 19,312.44	\$ 17,657.08	
Repair & Maintenance							
5034	Electrical Supplies / Repair & Maintenance	\$ 350.00	\$ -	\$ -	\$ -	\$ -	
5015	General Repair & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	
5034	Lighting Supplies/Repair & Maintenance	\$ 2,400.00	\$ -	\$ -	\$ -	\$ -	
Repair & Maintenance Totals		\$ 2,750.00	\$ -	\$ -	\$ -	\$ -	
Professional Services							
5308	Audit & Tax Services	\$ -	\$ -	\$ -	\$ -	\$ 400.00	This will likely need to be contracted out in 2025
5302	Legal Services	\$ -	\$ -	\$ -	\$ -	\$ -	
5300	Legal Services - Collections	\$ 950.00	\$ 1,009.50	\$ 400.00	\$ 1,409.50	\$ 1,500.00	
5302	Legal Services - General Counsel	\$ 2,000.00	\$ 399.49	\$ 250.00	\$ 649.49	\$ 600.00	
5301-1	Legal Services - Deed restrictions	\$ 450.00	\$ -	\$ 450.00	\$ 450.00	\$ 450.00	
5200	Management Fees	\$ 8,400.00	\$ 3,900.00	\$ 3,900.00	\$ 7,800.00	\$ 9,700.00	
Professional Services Totals		\$ 11,800.00	\$ 5,308.99	\$ 5,000.00	\$ 10,308.99	\$ 12,650.00	
Taxes							
5208	Property /Real Estate Tax	\$ 60.00	\$ -	\$ 60.00	\$ 60.00	\$ 60.00	
	Federal Income Tax (On Interest Income)	\$ 1,125.00	\$ 400.00	\$ 150.00	\$ 550.00	\$ 996.00	30% of interest income
Taxes Totals		\$ 1,185.00	\$ 400.00	\$ 210.00	\$ 610.00	\$ 1,056.00	
Other Expenses							
	Reserve Contribution Expense	\$ -	\$ -	\$ -	\$ -	\$ 8,460.00	
Total Expenses		\$ 47,851.98	\$ 13,528.86	\$ 28,649.75	\$ 42,143.61	\$ 51,224.24	
Net (+/-) Income/Loss		\$ 4,126.02	\$ 36,491.96	\$ (25,412.59)	\$ 11,114.37	\$ 25.76	operating surplus (+)/deficit (-)