

Cypress Home Owners Association  
Approved Budget  
January 1, 2012 to December 31, 2012

<u>Jan '11 - Dec '11 Budget</u>	Number of Units	250	<u>Jan '12 - Dec '12 Budget</u>	<u>Cost per Unit per Month</u>
	<b>Income</b>			3.64%
825,000.00	4010 Assessment Income		855,000.00	285.00
0.00	4021 Damage Assessment		0.00	0.00
500.04	4040 Fines		150.00	0.05
5,000.04	4050 Late Charges		3,150.00	1.05
3,000.00	4060 Collection Fees		8,000.00	2.67
500.04	4070 Keys		500.00	0.17
600.00	4085 Clubhouse Rental Fee		200.00	0.07
999.96	4095 Reserve Interest		1,000.00	0.33
0.00	4098 Miscellaneous Income		0.00	0.00
0.00	4100 Rental Income		0.00	0.00
<u>835,600.08</u>	<b>Total Income</b>		<u>868,000.00</u>	<u>289.33</u>
	<b>Expense &amp; Allocation</b>			
	<b>Utilities</b>			
34,500.00	5010 Electricity		36,000.00	12.00
1,500.00	5020 Gas		1,600.00	0.53
50,000.04	5030 Water		52,000.00	17.33
50,000.04	5060 Trash/Waste Disposal		63,000.00	21.00
<u>136,000.08</u>	<b>Total Utilities</b>		<u>152,600.00</u>	<u>50.87</u>
	<b>Landscape</b>			
86,300.04	5110 Maintenance Service		85,200.00	28.40
5,000.04	5120 Irrigation Repairs		5,000.00	1.67
3,699.96	5125 Backflow		2,000.00	0.67
3,500.04	5130 Plant Material		1,400.00	0.47
9,500.04	5170 Tree Trimming		9,000.00	3.00
2,000.04	5185 Extras		1,000.00	0.33
<u>110,000.16</u>	<b>Total Landscape</b>		<u>103,600.00</u>	<u>34.53</u>
	<b>Building Maintenance</b>			
9,000.00	5210 Custodial Services		9,000.00	3.00
500.04	5215 Custodial Supplies		500.00	0.17
0.00	5221 Lighting Repairs		0.00	0.00
0.00	5222 Lighting Supplies		0.00	0.00
2,000.04	5230 Pest Control Services		3,500.00	1.17
24,000.00	5300 Common Area Repairs		21,500.00	7.17

<u>Jan '11 - Dec '11 Budget</u>		<u>Jan '12 - Dec '12 Budget</u>	<u>Cost per Unit per Month</u>
15,000.00	5305 Plumbing	15,000.00	5.00
9,999.96	5315 Roofing	12,000.00	4.00
<u>60,500.04</u>	<b>Total Building Maintenance</b>	<u>61,500.00</u>	<u>20.50</u>
	<b>Pool &amp; Spa</b>		
10,200.00	5410 Pool & Spa Maintenance Service	11,350.00	3.78
6,000.00	5415 Pool & Spa Repairs	7,000.00	2.33
1,599.96	5420 Pool & Spa Supplies	1,600.00	0.53
2,000.04	5425 Pool & Spa Chemicals	2,000.00	0.67
1,700.04	5435 Pool & Spa Inspections	1,600.00	0.53
<u>21,500.04</u>	<b>Total Pool &amp; Spa</b>	<u>23,550.00</u>	<u>7.85</u>
	<b>Administration</b>		
12,000.00	5805 Collection Fees	8,000.00	2.67
20,000.04	5815 Bad Debt Write Off	20,000.00	6.67
144,999.96	5820 Insurance	150,000.00	50.00
500.04	5826 Licenses & Permits	0.00	0.00
300.00	5831 Education & Certification	300.00	0.10
42,999.96	5840 Management Services	41,500.00	13.83
999.96	5841 Management Services Extras	1,100.00	0.37
900.00	5842 Clubhouse Management	0.00	0.00
3,999.96	5855 Printing and Postage	3,000.00	1.00
999.96	5890 Federal Income Tax	2,000.00	0.67
999.96	5895 State Income Tax	1,000.00	0.33
600.00	5910 Website	550.00	0.18
1,500.00	5911 Tax & Audit Preparation	1,000.00	0.33
3,000.00	5915 Reserve Study	1,000.00	0.33
6,000.00	5930 Legal & Accounting	4,000.00	1.33
0.00	5995 4655 Larwin Expense	0.00	0.00
0.00	Community Social Events	1,000.00	0.33
999.96	5998 Miscellaneous	1,500.00	0.50
<u>240,799.80</u>	<b>Total Administration</b>	<u>235,950.00</u>	<u>78.65</u>
<b>568,800.12</b>	<b>Total Expense</b>	<b>577,200.00</b>	<b>192.40</b>

**Fund & Reserve Allocation**

	<b>Non-Capital Reserve Allocation</b>		
105,000.00	8150 Painting	50,000.00	16.67
<u>105,000.00</u>	<b>Total Non-Capital Res Alloc</b>	<u>50,000.00</u>	<u>16.67</u>
	<b>Capital Reserve Allocation</b>		
3,000.00	8230 Clubhouse	3,000.00	1.00
2,000.04	8265 Walls & Fences	1,000.00	0.33

<u>Jan '11 - Dec '11 Budget</u>		<u>Jan '12 - Dec '12 Budget</u>	<u>Cost per Unit per Month</u>
999.96	8266 Wrought Iron Replacement	1,000.00	0.33
5,000.04	8295 Hot Water Heater	2,000.00	0.67
2,000.04	8360 Furniture	2,000.00	0.67
12,000.00	8370 Pool and Spa Equipment	6,000.00	2.00
5,000.04	8380 Tot Lots	25,000.00	8.33
999.96	8381 Wood Benches	1,000.00	0.33
99,999.96	8390 Roofs	145,000.00	48.33
800.04	8400 Signage	800.00	0.27
0.00	Concrete Repairs	0.00	0.00
0.00	Pool Deck Replacement	0.00	0.00
0.00	Carport Rehabilitation	14,000.00	4.67
0.00	Irrigation Rehabilitation	10,000.00	3.33
0.00	Contingency	30,000.00	10.00
30,000.00	8450 Wood repairs/replacement	0.00	0.00
<u>161,800.08</u>	Total Capital Reserve Alloc	<u>240,800.00</u>	<u>80.27</u>
<u>266,800.08</u>	<b>Total Recon, Non-Cap &amp; Capital</b>	<u>290,800.00</u>	<u>96.93</u>
<u>835,600.20</u>	<b>Total Expense &amp; Allocation</b>	<u>868,000.00</u>	<u>289.33</u>
<u>-0.12</u>	<b>Net Surplus/(Deficit)</b>	<u>0.00</u>	<u>0.00</u>