

Cypress Home Owners Association  
 Approved Budget  
 January 1, 2010 to December 31, 2010

Jan '09 - Dec '09 Budget	Number of Units	250 Jan '10 - Dec '10 Budget	Cost per Unit per Month
<b>Income</b>			
<b>4000 — Income</b>			
825,000.00	4010 — Assessment Income	825,000.00	275.00
0.00	4015 — Special Assessment	0.00	0.00
0.00	4021 — Damage Assessment	0.00	0.00
500.04	4040 — Fines	500.00	0.17
4,775.04	4050 — Late Charges	6,000.00	2.00
0.00	4055 — Interest Charges	0.00	0.00
6,600.00	4060 — Collection Fees	9,000.00	3.00
200.04	4070 — Keys	300.00	0.10
0.00	4080 — Architectural Fees	0.00	0.00
0.00	4085 — Clubhouse Rental Fee	900.00	0.30
0.00	4094 — Operating Interest	0.00	0.00
6,100.44	4095 — Reserve Interest	6,000.00	2.00
0.00	4098 — Miscellaneous Income	1,300.00	0.43
<u>843,175.56</u>	<b>Total 4000 — Income</b>	<u>849,000.00</u>	<u>283.00</u>
843,175.56	<b>Total Income</b>	849,000.00	283.00
<b>Expense</b>			
<b>5000 — Utilities</b>			
30,999.96	5010 — Electricity	33,000.00	11.00
3,800.04	5020 — Gas	1,000.00	0.33
45,759.96	5030 — Water	52,000.00	17.33
0.00	5040 — Telephone	0.00	0.00
47,000.04	5060 — Trash/Waste Disposal	54,000.00	18.00
<u>127,560.00</u>	<b>Total 5000 — Utilities</b>	<u>140,000.00</u>	<u>46.67</u>
<b>5100 — Landscape</b>			
86,400.00	5110 — Maintenance Service	82,200.00	27.40
0.00	5115 — Weather Track Irrig. Monitoring	0.00	0.00
750.00	5120 — Irrigation Repairs	10,000.00	3.33
2,300.04	5125 — Backflow	3,500.00	1.17
3,500.04	5130 — Plant Material	3,500.00	1.17
0.00	5150 — Supplies	0.00	0.00
8,000.04	5170 — Tree Trimming	11,000.00	3.67
0.00	5185 — Extras	3,000.00	1.00
<u>100,950.12</u>	<b>Total 5100 — Landscape</b>	<u>113,200.00</u>	<u>37.73</u>

Jan '09 - Dec '09 Budget		Jan '10 - Dec '10 Budget	Cost per Unit per Month
<b>5200 — Buildings &amp; Grounds</b>			
8,940.00	5210 — Custodial Services	8,580.00	2.86
1,200.00	5215 — Custodial Supplies	700.00	0.23
0.00	5220 — Lighting Services	0.00	0.00
0.00	5221 — Lighting Repairs	0.00	0.00
0.00	5222 — Lighting Supplies	0.00	0.00
1,299.96	5230 — Pest Control Services	1,000.00	0.33
0.00	5295 — Repair-Ins. Deductible	0.00	0.00
35,000.04	5300 — Common Area Repairs	30,000.00	10.00
15,000.00	5305 — Plumbing	4,000.00	1.33
0.00	5310 — Painting & Wall Coverings	500.00	0.17
5,000.04	5315 — Roofing	5,000.00	1.67
<b>66,440.04</b>	<b>Total 5200 — Buildings &amp; Grounds</b>	<b>49,780.00</b>	<b>16.59</b>
<b>5400 — Pool &amp; Spa</b>			
8,400.00	5410 — Pool & Spa Maintenance Services	9,650.00	3.22
12,000.00	5415 — Pool & Spa Repairs	10,000.00	3.33
1,100.04	5420 — Pool & Spa Supplies	1,600.00	0.53
1,500.00	5425 — Pool & Spa Chemicals	2,250.00	0.75
0.00	5435 — Pool & Spa Inspection	1,550.00	0.52
<b>23,000.04</b>	<b>Total 5400 — Pool &amp; Spa</b>	<b>25,050.00</b>	<b>8.35</b>
<b>5800 — Administration</b>			
5,600.04	5805 — Collection Fees	9,000.00	3.00
0.00	5810 — Bad Debt Write Offs	10,000.00	3.33
0.00	5811 — Delinquency Monitoring	0.00	0.00
0.00	5815 — Bad Debt Write Off	0.00	0.00
200,000.04	5820 — Insurance	165,000.00	55.00
1,200.00	5826 — Licenses & Permits	500.00	0.17
0.00	5830 — Advertising	0.00	0.00
0.00	5831 — Board Member Education	300.00	0.10
41,484.00	5840 — Management Services	43,000.00	14.33
999.96	5841 — Management Services Extras	2,000.00	0.67
600.00	5842 — Clubhouse Management	900.00	0.30
5,250.00	5855 — Printing and Postage	4,000.00	1.33
3,999.96	5890 — Federal Income Tax	5,500.00	1.83
500.04	5895 — State Income Tax	2,000.00	0.67
549.96	5910 — Website	600.00	0.20
1,400.04	5911 — Tax & Audit Preparation	1,500.00	0.50
1,100.04	5915 — Reserve Study	1,500.00	0.50
180.00	5920 — Bank Charges	170.00	0.06
3,000.00	5930 — Legal & Accounting	4,000.00	1.33
0.00	5997 — Office Supplies	0.00	0.00
500.04	5998 — Miscellaneous	1,000.00	0.33
<b>266,364.12</b>	<b>Total 5800 — Administration</b>	<b>250,970.00</b>	<b>83.66</b>

Jan '09 - Dec '09 Budget		Jan '10 - Dec '10 Budget	Cost per Unit per Month
584,314.32	<b>Total Operating Expense</b>	579,000.00	193.00
	<b>8100 — Non-Capital Reserve Allocation</b>		
0.00	8125 — Landscape	0.00	0.00
0.00	8140 — Reserve Contingency	0.00	0.00
82,644.36	8150 — Painting	81,600.00	0.00
0.00	8170 — Fumigation	0.00	27.20
0.00	8180 — Tree Trimming	0.00	0.00
0.00	8195 — Reserve Interest	0.00	0.00
82,644.36	<b>Total 8100 — Non-Capital Reserve Allocation</b>	81,600.00	27.20
	<b>8200 — Capital Reserve Allocation</b>		
0.00	8210 — Asphalt, Streets & Driveways	0.00	0.00
0.00	8230 — Clubhouse	3,000.00	0.00
0.00	8241 — Railing	0.00	1.00
13,017.00	8256 — Trash Access Gates	0.00	0.00
5,000.04	8265 — Walls & Fences	7,400.00	0.00
0.00	8266 — Wrought Iron Replacement	1,000.00	2.47
0.00	8270 — Fire System	0.00	0.33
0.00	8280 — Garage Door Replacement	0.00	0.00
0.00	8295 — Hot Water Heater / air conditioning	5,000.00	0.00
0.00	8310 — Irrigation Controller	0.00	1.67
0.00	8320 — Lighting Fixtures	0.00	0.00
0.00	8330 — Mailboxes	0.00	0.00
0.00	8355 — Restrooms	0.00	0.00
0.00	8360 — Furniture	1,000.00	0.00
8,199.96	8370 — Pool and Spa Equipment	12,000.00	0.33
0.00	8380 — Tot Lots	7,000.00	4.00
0.00	8381 — Wood Benches	1,000.00	2.33
150,000.00	8390 — Roofs	150,000.00	0.33
0.00	8400 — Signage	1,000.00	50.00
0.00	8440 — Utility Doors	0.00	0.33
0.00	8441 — Trellis	0.00	0.00
176,217.00	<b>Total 8200 — Capital Reserve Allocation</b>	188,400.00	62.80
258,861.36	<b>Total Allocation</b>	270,000.00	90.00
843,175.68	<b>Total Expense</b>	849,000.00	283.00
<b>(0.12)</b>	<b>Net Income</b>	<b>0.00</b>	<b>0.00</b>