

HOA OF CYPRESS GLEN, INC
55 Units
JANUARY 1st 2026 THROUGH DECEMBER 31st 2026 APPROVED BUDGET

ACCT	REVENUE	2025	2025	2026	2026
		APPROVED	PROJECTED	APPROVED	MONTHLY
		ANNUAL	EXP	ANNUAL	
4010	Unit Maintenance Fees	\$70,836		\$73,800	\$6,150
	TOTAL REVENUE	\$70,836		\$73,800	\$6,150
	OPERATING EXPENSES				
5010	Administrative Bank/Coupons	\$4,180	\$4,688	\$3,850	\$321
	Website		\$0	\$750	\$63
5300	Insurance REN JAN 1	\$5,747	\$7,769	\$7,800	\$650
5400	Lawn Service Contract	\$6,700	\$6,700	\$6,700	\$558
5410	Landscaping - Sprinklers	\$500	\$450	\$500	\$42
5420	Landscaping - Other	\$4,000	\$100	\$1,905	\$159
5600	License / Permit / Annual Report	\$100	\$100	\$100	\$8
5800	Management Fee 12/2028	\$9,000	\$9,000	\$10,200	\$850
5900	Professional - Legal	\$4,000	\$1,220	\$2,000	\$167
5910	Professional - Tax Return	\$500	\$500	\$500	\$42
6100	Repair / Maintenance - General	\$3,000	\$4,300	\$3,000	\$250
6120	Repair / Maintenance - Video Cameras	\$2,000	\$200	\$1,000	\$83
6130	Repair / Maintenance - Gate / Lamp-post	\$4,000	\$3,298	\$5,000	\$417
6140	Repair / Maintenance - Lift Station / Fence	\$2,500	\$7,820	\$2,500	\$208
7000	Electric	\$6,250	\$6,641	\$6,400	\$533
7002	Utilities - Water	\$1,750	\$3,975	\$3,975	\$331
7005	Utilities - Telephone - Gate	\$4,270	\$4,788	\$4,788	\$399
8000	Payback to reserves				\$0
	TOTAL OPERATING EXPENSES	\$58,497	\$61,548	\$60,968	\$5,081
	RESERVES				
9010	Capital Exp - Lift Station	\$2,500	\$2,500	\$2,400	\$200
9020	Capital Exp - Street	\$3,814	\$3,814	\$3,792	\$316
9025	Capital Exp - DEFERRED Reserves	\$6,025	\$6,025	\$6,640	\$553
	TOTAL RESERVES	\$12,339	\$12,339	\$12,832	\$1,069
	TOTAL EXPENSES	\$70,836	\$73,887	\$73,800	\$6,150
		\$0		\$0	

Annual fee \$1,341.83

Approved 11.06.2025 quarterly fee \$335.46

RESERVE ANALYSIS
HOA OF CYPRESS GLEN, INC
JANUARY 1,2026 - DECEMBER 31, 2026

RESERVES	Current Replacement cost	Current Reserves thru 1/01/2026	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2026 Fully Funded Annual Reserves	2026 Budgeted Amount
Lift Stations		\$29,751				2400	\$2,400
Paving	\$65,000	\$23,283	20	11	\$41,717	\$3,792	\$3,792
Interest		\$3,665					\$0
Deffered Reserve		\$13,975				6640	\$6,640
		\$70,674					
TOTALS	<u>\$65,000</u>				<u>\$41,717</u>	<u>\$12,832</u>	<u>\$12,832</u>