

HOA OF CYPRESS GLEN

ANNUAL AND BUDGET MEETING NOTICE AND ELECTION OF DIRECTORS

To HOA of Cypress Glen Members,

- The ANNUAL MEETING of HOA OF CYPRESS GLEN will be held at the following DATE, TIME and LOCATION:
- **DATE / TIME:** Thursday, November 6, 2025 at 6:00 PM
- **LOCATION:** Chad Mullet's Home
8841 Cypress Hammock Drive
Tampa, FL 33614

Enclosed with this notice is the 2026 Proposed Budget. Before the commencement of the Annual Meeting of the Association, the Board of Directors shall adopt and approve the 2026 Annual Budget. Also enclosed with this notice is the Agenda for the Annual Meeting and a Proxy which will help establish a quorum and represent your vote on business that may arise. The Annual Meeting of the Association will be held for the purpose of voting on the election of directors and conducting such other business as may lawfully be conducted.

Nominations for Directors can be self-nominated or can be taken from the floor. Any homeowner or other eligible person may nominate any other homeowner or eligible person, if written permission has been given from the person being nominated.

Budget Meeting Agenda

1. **Call to Order**
2. Appoint Chairperson of the Meeting
3. Certify Quorum of the Board and Membership
4. Vote to Roll Over Excess Funds
5. Board Approval of 2026 Annual Budget
6. **Adjournment**

Annual Meeting Agenda

1. **Call to Order**
2. Appoint Chairperson of the Meeting
3. Proof of Notice of the Meeting
4. Certifying of Proxies & Establish Quorum
5. Read or Waive Minutes of Last Members' Meeting
6. Election of New Directors
 - Call for Candidate Nominations from the Floor
 - Introduction of Candidates
 - Close of Nominations
 - Appointment of Persons to Assist in Counting Ballots
 - Casting of Ballot
7. New Business
 - Open Forum
 - Announcement & Seating of New Board
- 8 **Adjournment**

A quorum of Association Members must be present, in person or by proxy, at the meeting in order for the business of the Association to be conducted. It is therefore **VERY IMPORTANT** that you either attend the meeting or provide a proxy, in order for the Association to conduct business.

The Organizational Meeting for the new Board will be held immediately following the Annual Meeting.

Mailed: October 10, 2025

BY ORDER OF THE BOARD OF DIRECTORS
MAGDA HATKA, LCAM

HOA OF CYPRESS GLEN, INC

55 Units

JANUARY 1st 2026 THROUGH DECEMBER 31st 2026 PROPOSED BUDGET

ACCT	REVENUE	2025 APPROVED ANNUAL	2025 PROJECTE D EXP	2026 PROPOSED ANNUAL	2026 MONTHLY
4010	Unit Maintenance Fees	\$70,836		\$72,600	\$6,050
	TOTAL REVENUE	\$70,836		\$72,600	\$6,050
	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	\$9,000	\$9,000	\$9,000	\$750
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	\$59,768	\$4,981
	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	\$72,600	\$6,050
		\$0		\$0	

Annual fee \$1,320.01

quarterly fee \$330.00

**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				6000	\$6,000
		\$70,674					

<u>TOTALS</u>	<u>\$65,000</u>			<u>\$41,717</u>	<u>\$12,192</u>	<u>\$12,192</u>
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