

		Cypress Isles Budget			
Waterford Lakes Tract N-25A		2025	2025	2026	
		Approved	Anticipated	Approved	
Acct #		Budget	End of Year	Budget	% Chg
INCOME					
4000	Assessment Income	\$ 34,580	\$ 34,580	\$ 34,580	0.0%
4710	Late Fees & Interest		\$ 632		
4900	Interest Earned - Operating Accounts				
	INCOME	\$ 34,580	\$ 35,212	\$ 34,580	0.0%
EXPENSES					
INSURANCE					
5010	Liability	\$ 4,246	\$ 4,263	\$ 4,550	7.2%
5020	D&O	\$ 1,659	\$ 1,659	\$ 1,736	4.7%
	INSURANCE	\$ 5,905	\$ 5,923	\$ 6,287	6.5%
UTILITIES					
5210	Electric - General	\$ 1,700	\$ 1,787	\$ 1,841	8.3%
	UTILITIES	\$ 1,700	\$ 1,787	\$ 1,841	8.3%
MAINTENANCE & REPAIRS					
5300	Landscape Contract	\$ 11,388	\$ 11,392	\$ 11,388	0.0%
5390	Aquatic Weed Control	\$ 1,200	\$ 1,188	\$ 1,620	35.0%
53xx	Mulch, Sod & Power Washing	\$ 1,150	\$ 350	\$ 750	-34.8%
	MAINTENANCE & REPAIRS	\$ 13,738	\$ 12,930	\$ 13,758	0.1%
GENERAL & ADMINISTRATIVE					
7000	Management Fee	\$ 8,760	\$ 8,760	\$ 9,000	2.7%
7200	Legal Fees	\$ 1,200	\$ -	\$ -	-100.0%
7400	Storage Fee	\$ 95	\$ 113	\$ 113	19.1%
7420	Postage & Delivery	\$ 869	\$ 781	\$ 781	-10.2%
7430	Copies & Printing	\$ 332	\$ 285	\$ 285	-14.1%
7440	Office Supplies	\$ 1,484	\$ 1,171	\$ 1,171	-21.1%
7670	Corporate Annual Report	\$ 61	\$ 61	\$ 61	0.0%
7700	Community Events	\$ 100	\$ 68	\$ 100	0.0%
7880	Miscellaneous	\$ 103	\$ -	\$ 106	3.0%
7890	Bank Charge	\$ -	\$ -	\$ -	New
7895	Assessment Coupons	\$ 27	\$ 17	\$ 17	-37.1%
7990	Bad Debt Expense	\$ 25	\$ -	\$ 25	0.0%
	GENERAL & ADMINISTRATIVE	\$ 13,056	\$ 11,257	\$ 11,659	-10.7%
RESERVE CONTRIBUTIONS					
9005	Reserves - Pooled	\$ -	\$ -	\$ 750	New
9010	Reserves - Website Hosting	\$ 180	\$ 180	\$ 285	58.3%
	RESERVE CONTRIBUTIONS	\$ 180	\$ 180	\$ 1,035	475.0%
	TOTAL EXPENSES	\$ 34,579	\$ 32,077	\$ 34,580	0.0%
CURRENT YEAR NET INCOME (LOSS)		\$ 1	\$ 3,135	\$ (0)	
NUMBER OF UNITS		140			
		Quarterly	Annually	Change	
2025	ASSESSMENTS	\$ 61.75	\$ 247.00		
2026	ASSESSMENTS	\$ 61.75	\$ 247.00	0.00%	