

**Cypress Bend RV Resort Condominium Association Inc.**  
**2022 Approved Annual Budget**  
**For the Period January 2022 thru December 2022**  
**401 Units Quarterly**

2021 BUDGET	8/31/2021 ACTUAL	12/31/2021 ESTIMATE	Account	Description	2022 BUDGET	Per Unit
484,272.15	322,283.74	483,425.61	06010	Owner Maintenance Income	498,807.55	1,243.91
111,174.56	83,380.92	111,174.56	06020	Owner Reserve Income	114,091.98	284.52
-	743.57	1,115.36	06040	Late Charges	-	-
-	(0.39)	(0.59)	06050	Late Payment Interest	-	-
-	68.15	102.23	06060	Bank Interest - Operating	-	-
-	33.00	49.50	06290	Miscellaneous Admin Income	-	-
10,000.00	2,467.05	2,467.05	06310	Social Activity	13,000.00	32.42
-	-	-	06320	Recycle	-	-
5,600.00	7,150.00	5,600.00	06340	Storage	5,600.00	13.97
5,000.00	3,021.95	4,532.93	06350	Laundry	5,000.00	12.47
-	1,613.63	1,613.63	06360	Miscellaneous	-	-
616,046.71	420,761.62	610,080.27		Subtotal Income	636,499.53	1,587.28
5,000.00	7,490.77	11,236.16	07010	Legal	10,000.00	24.94
61.00	61.25	61.25	07020	Filing Fees - State of Florida	61.00	0.15
5,000.00	-	5,000.00	07030	Accounting Fees	5,000.00	12.47
450.00	450.00	450.00	07040	Dues and Subscriptions	450.00	1.12
37,680.00	25,120.00	37,680.00	07050	Management Fees	38,810.40	96.78
1,005.15	77.50	116.25	07070	Coupon Books/ACH	1,005.15	2.51
1,608.00	1,608.00	1,608.00	07110	Licenses, Taxes, & Fees	1,608.00	4.01
5,000.00	-	5,000.00	07115	Feasibility Study WTP VS LCSS	-	-
100.00	588.76	883.14	07121	Sales Tax Expense	364.00	0.91
1,000.00	160.71	241.07	07130	Postage and Mail	300.00	0.75
5,780.00	6,437.31	9,655.97	07140	Office Expense	7,000.00	17.46
4,500.00	5.00	7.50	07170	Misc Administrative Expense	4,500.00	11.22
67,184.15	43,959.48	74,879.60		General & Administrative	69,098.55	172.32
26,726.00	18,767.11	27,675.11	07510	Insurance - General Liability	30,442.00	75.92
26,726.00	18,767.11	27,675.11		Insurance	30,442.00	75.92
50,000.00	29,023.16	43,534.74	07630	Water	50,000.00	124.69
13,000.00	7,477.44	11,216.16	07640	Electricity	13,000.00	32.42
2,100.00	1,132.00	1,698.00	07641	Electricity - Street Lights	1,800.00	4.49
3,324.00	2,342.05	3,513.08	07650	Telephone	3,500.00	8.73
16,600.00	7,628.74	11,443.11	07660	Trash Removal	14,000.00	34.91
164,048.00	109,566.80	165,934.80	07670	Cable TV	170,642.00	425.54
2,500.00	797.91	1,196.87	07680	Gas	2,500.00	6.23
251,572.00	157,968.10	238,536.75		Utilities	255,442.00	637.01

1,000.00	946.08	1,419.12	07810 Amenities Center Repair	1,000.00	2.49
2,200.00	864.58	1,296.87	07820 Amenities Center Supplies	2,200.00	5.49
19,325.00	10,527.56	15,603.84	07830 Amenities Janitorial Services	17,000.00	42.39
2,500.00	2,373.86	2,373.86	07990 Misc Amenities Center Expense	1,500.00	3.74
5,340.00	4,036.00	5,816.00	08010 Pool/Spa Maintenance Contract	9,600.00	23.94
2,000.00	1,417.00	2,125.50	08020 Pool/Spa Repairs	2,350.00	5.86
375.00	375.35	375.35	08030 Pool/Spa Permits	375.00	0.94
350.00	-	-	08090 Misc Pool/Spa Expense	-	-
33,090.00	20,540.43	29,010.54	Amenities Center	34,025.00	84.85
6,000.00	4,370.45	6,555.68	08110 Building Repair	6,000.00	14.96
1,000.00	227.88	341.82	08170 Street Light Repair	1,000.00	2.49
1,200.00	2,081.98	2,081.98	08180 Fire Equipment	1,200.00	2.99
8,200.00	6,680.31	8,979.48	Maintenance	8,200.00	20.45
45,600.00	30,400.00	45,600.00	08310 Landscape Maintenance Contract	45,600.00	113.72
1,000.00	-	1,000.00	08410 Tree Trimming	2,000.00	4.99
1,000.00	901.23	1,351.85	08490 Misc Landscaping Expense	1,200.00	2.99
47,600.00	31,301.23	47,951.85	Landscaping	48,800.00	121.70
1,050.00	674.88	1,012.32	08610 Lake Maintenance	1,050.00	2.62
8,000.00	524.00	8,273.57	08620 Rail Road Crossing	8,300.00	20.70
8,000.00	-	-	08630 Common Area Projects	8,000.00	19.95
500.00	-	-	08640 Kitchen Equipment	500.00	1.25
200.00	-	-	08650 Storage Lot Expense	200.00	0.50
350.00	-	-	08670 Laundry Expense	500.00	1.25
25,800.00	22,566.76	33,850.14	08710 Sewer Plant Maint. Contract	33,850.00	84.41
5,000.00	-	-	08720 Sewer Plant Repairs	5,000.00	12.47
4,500.00	4,080.00	6,120.00	08730 Sewer Plant Sludge Removal	4,500.00	11.22
5,300.00	6,581.78	9,872.67	08740 Sewer Plant Supplies	6,000.00	14.96
6,000.00	3,893.95	5,840.93	08750 Sewer Plant Electricity	6,000.00	14.96
800.00	-	-	08760 Sewer Plant Miscellaneous	-	-
5,000.00	1,294.13	1,941.20	08890 Miscellaneous/Contingency	2,500.00	6.23
70,500.00	39,615.50	66,910.82	Other	76,400.00	190.52

1,935.04	1,451.28	1,935.04	09010 Reserves - Roofs	1,935.04	4.83
1,102.33	826.74	1,102.33	09020 Reserves - Painting	1,102.33	2.75
16,572.03	12,429.03	16,572.03	09030 Reserves - Pavement	16,572.03	41.33
4,110.42	3,082.80	4,110.42	09040 Reserves - Pool	5,481.17	13.67
23,519.91	17,639.94	23,519.91	09130 Reserves - Electrical Box Lot	26,352.29	65.72
3,162.28	2,371.71	3,162.28	09140 Reserves - HVAC Common	3,162.28	7.89
4,601.92	3,451.44	4,601.92	09162 Reserves - Sewer Drain/Storm	4,601.92	11.48
19,399.86	14,549.88	19,399.86	09166 Reserves - Sewer WTP/Sanitary	18,399.86	45.88
3,234.08	2,425.56	3,234.08	09180 Reserves - Tennis/Pickleball	3,234.08	8.07
665.23	498.93	665.23	09190 Reserves - Bocce/Shuffleboard	665.23	1.66
2,692.35	2,019.27	2,692.35	09210 Reserves - Tractor & Truck	2,692.35	6.71
6,270.00	4,702.50	6,270.00	09222 Reserves - Clubhse Renovation	6,270.00	15.64
2,333.50	1,750.14	2,333.50	09228 Reserves - Washer/Dryer	2,333.50	5.82
5,701.13	4,275.84	5,701.13	09242 Reserves - Fencing Metal	5,415.41	13.50
356.64	267.48	356.64	09244 Reserves - Fencing Vinyl	356.64	0.89
15,517.85	11,638.38	15,517.85	09248 Reserves - Potable Water Line	15,517.85	38.70
111,174.56	83,380.92	111,174.56	Reserves	114,091.98	284.52
616,046.71	402,213.08	605,118.69	TOTAL EXPENSES	636,499.53	1,587.28
1,485		4,961.58	Annual Assessment	1,528	
371			Quarterly Assessment 2022	382	
371			Quarterly Assessment 2021	371	

**CYPRESS BEND RV RESORT CONDOMINIUM  
RESERVE SCHEDULE FOR THE PERIOD  
JANUARY 1 2022 THRU DECEMBER 31, 2022**

	<b>ESTIMATED USEFUL LIFE (YEARS)</b>	<b>REMAINING LIFE AS OF DECEMBER 31, 2020</b>	<b>REPLACEMENT COST</b>	<b>PROJECTED DECEMBER 31, 2021 BALANCE</b>	<b>BALANCE REQUIRED</b>	<b>2022 ALLOCATION</b>
Reserves - Roofs	20	15	\$48,502	\$19,476	\$29,026	\$1,935
Reserves - Painting	7	2	\$7,800	\$5,595	\$2,205	\$1,102
Reserves - Pavement	20	10	\$266,000	\$100,280	\$165,720	\$16,572
Reserves - Pool	15	12	\$91,000	\$25,226	\$65,774	\$5,481
Reserves - Sewer Drain/Storm	30	12	\$90,000	\$34,777	\$55,223	\$4,602
Reserves - Sewer WTP/Sanitary	30	6	\$165,000	\$90,601	\$74,399	\$18,400
Reserves - Tractor & Truck	15	11	\$41,000	\$11,384	\$29,616	\$2,692
Reserves - Electrical Box Lot	30	21	\$586,250	\$32,852	\$553,398	\$26,352
Reserves - HVAC Common	16	8	\$40,600	\$15,302	\$25,298	\$3,162
Reserves - Tennis/Pickleball	20	12	\$45,000	\$6,191	\$38,809	\$3,234
Reserves - Bocce/Shuffleboard	25	12	\$15,000	\$7,017	\$7,983	\$665
Reserves - Clubhse Renovation	20	5	\$57,664	\$26,314	\$31,350	\$6,270
Reserves - Washer/Dryer	10	3	\$16,000	\$9,000	\$7,001	\$2,334
Reserves - Fencing Metal	30	7	\$63,900	\$25,992	\$37,908	\$5,415
Reserves - Fencing Vinyl	30	27	\$10,700	\$1,071	\$9,629	\$357
Reserves - Potable Water Line	30	1	\$65,000	\$49,482	\$15,518	\$15,518
Reserves -Unallocated Interest				\$15,076	\$0	\$0
<b>TOTAL</b>			<b>\$1,609,416</b>	<b>\$475,636</b>	<b>\$1,148,856</b>	<b>\$114,092</b>