

Cypress Bend Homeowners Association, Inc.						
Approved Budget from January 1, 2026 through December 31, 2026						
(based on 148 homes)						
INCOME:		Year end	Actual	Anticipated YE	Approved	Approved
		2024	7/31/2025	12/31/2025	2025	2026
Assessment Income		104,300	79200	113,960	113,960	162,800
Late Fees/ Interest		1975	1080	1200	750	1000
Pool Fobs		75	50	100	100	100
2025 SA Income		0	0	24420	0	0
Total Income		\$106,350	\$80,330	\$139,680	\$114,810	\$163,900
EXPENSES:						
Administrative						
Accounting		300	345	300	300	350
Corporate Annual Report		61	61	61	61	61
Insurance		13226	0	9993	9144	11000
Legal Fees		270	4149	8000	1200	12000
Management Fees		19240	10360	17760	17760	17760
Professional Fees		650	0	0	0	700
Office Expenses		5009	853	1500	2400	1950
Bank fees		-20	70	120	0	1000
Social Expenses		34	0	0	180	250
Community						
Cabana Cameras/Website		8444	3926	6730	7600	7600
Cabana Maintenance		2829	1058	2000	2400	3200
Cabana Termite/Pest Control		0	0	584	100	400
Janitorial		5250	2625	4500	6000	4800
Misc. Recreational		0	0	0	250	250
Pool Maintenance		8832	5507	9500	9300	9600
Pool Permits		350	350	350	350	350
Pool Repairs		3425	2355	2800	1800	2400
Grounds						
Fountain Repair		3,171	0	240	240	600
Ground Maintenance		20400	19600	33600	21800	24000
Irrigation Repairs		765	1300	1800	480	2500
Lake/Waterway (shoreline repair)		2093	960	1646	2300	10200
Landscape Improvements		0	0	0	1200	2400
Misc. Maintenance		6376	5858	6500	5000	5000
Mulch (common & playground)		0	0	0	1200	3700
Sign Maintenance		0	0	0	120	120
Tree Trimming & Removal		0	6610	6800	2400	7000
Utilities						
Electric (all)		5079	2780	4765	6480	6000
Streetlight Annual Fee		2112	0	0	0	1200
Trash Removal		170	0	180	360	360
Water/Sewer		3165	3417	5857	3900	3600
Reserve Contribution		9369	7680	14016	14016	24016
Grand Total Expenses		120600	79864	139602	118341	164367
Surplus (Deficit)				0	0	59
Annual Maintenance Fee					\$800	\$1,100
Paid quarterly						

