

# CYPRESS BEND VII ASSOCIATION, INC.

BUDGET WORKSHEET  
January 1, 2025 thru December 31, 2025

	Actual 31-Jul 2024	Estimated Dec 31 2024	2024 Approved Budget	Approved 2025 Budget
<b>REVENUE</b>				
6010 Maintenance Income	1,822,176	3,123,730	3,127,827	2,961,395
6015 Reserve	229,250	393,000	393,000	559,400
6030 Screening Fee Income	3,375	5,786	102	0
6045 Legal Fee Income	8,481	14,538	0	100
6057 Access Cards / Keys / Transmitters	20	34	0	0
6059 Move In/Out Fees	-800	-1,371	0	0
6060 Clubhouse Income Income	450	771	0	0
6065 Interest Income	180	309	0	0
6070 Miscellaneous Income	32,344	55,446	0	0
6170 Late Fees	2,160	3,703	0	0
6520 NSF Fees	70	120	0	0
<b>Total Revenue</b>	<b>2,097,706</b>	<b>3,596,067</b>	<b>3,520,929</b>	<b>3,520,895</b>

<b>ADMINISTRATIVE EXPENSES</b>				
7000 Management Fees	150,902	258,689	258,689	269,049
7005 Legal Fees	36,978	63,390	12,000	5,500
7010 Accounting/Auditor	0	0	5,800	5,800
7015 Coupon Books	0	0	2,730	2,800
7020 Office and Administration Expenses	6,062	10,392	7,500	7,500
7022 Screening Fees	290	497	100	100
7025 Fire Marshall Inspections	1,011	1,732	4,000	3,000
7030 Division Fees	0	0	1,956	1,956
7035 Bank Fees	259	444	62	50
7040 Elevator Certificates	0	0	5,000	5,000
7045 Pool & Spa Permits	325	558	1,500	1,500
7050 Master Association	71,639	122,809	127,140	142,788
7055 Bad Debt Expenses	30	51	0	0
7060 Professional Fees	8,931	15,310	0	0
<b>Sub-Total Administrative Expenses</b>	<b>276,925</b>	<b>474,729</b>	<b>426,477</b>	<b>445,043</b>

<b>UTILITIES</b>				
7100 Electricity	49,788	85,351	81,629	89,618
7105 Electricity - Clubhouse	13,432	23,026	25,000	24,177
7110 Water & Sewer	166,047	284,653	300,000	298,885
7115 Telephone / Internet / Cable - Clubhouse	5,754	9,864	12,078	10,159
7125 Trash	30,194	51,761	86,330	53,314
7130 Gas / Propane	1,441	2,470	1,000	2,000
7135 Fire Alarms Monitoring	6,068	10,401	3,220	11,328
<b>Sub-Total Utilities Expenses</b>	<b>272,723</b>	<b>467,525</b>	<b>509,257</b>	<b>489,482</b>

<b>INSURANCE EXPENSES</b>				
7200 Insurance	728,547	1,248,937	1,300,000	1,150,000
<b>Sub-Total Insurance Expenses</b>	<b>728,547</b>	<b>1,248,937</b>	<b>1,300,000</b>	<b>1,150,000</b>

<b>CONTRACTS EXPENSES</b>				
7300 Janitorial & Maintenance Personnel	136,931	234,738	220,056	241,931
7305 Cable TV Contract	315	540	0	0
7310 Alarm Monitoring	0	0	5,000	5,040
7315 Pest Control	4,973	8,525	10,000	11,000
7320 Lawn Maintenance Contract	35,400	60,686	75,000	75,000
7325 Pool Maintenance Contract	12,000	20,571	18,664	21,189
7330 Elevator Contract	35,783	61,342	58,800	62,000
7340 Security Contract	38,454	65,921	90,000	70,000
7355 Elevator Emergency Phone	10,259	17,587	8,050	10,000
7365 Generator Contract	4,515	7,741	9,450	8,000
Fire Sprinkler Inspection Contract				12,271
<b>Sub-Total Contract Expenses</b>	<b>278,630</b>	<b>477,651</b>	<b>495,020</b>	<b>516,430</b>

<b>COMMUNITY AND BUILDING REPAIRS EXPENSE</b>				
7600 Building Repairs and Maintenance	258,436	443,033	190,750	191,540
7605 Elevator Repairs	219,986	377,120	65,000	25,000
7610 Generator Maintenance	3,197	5,480	3,500	5,000
7615 Pool Repairs & Maintenance	9,929	17,021	15,000	15,000
7620 Fire Sprinkler Alarm Maintenance	27,724	47,527	2,500	25,000
7625 Fire Extinguisher Maintenance	0	0	6,500	6,500
7630 Irrigation Repairs	3,900	6,686	14,000	5,000
7635 Landscaping Upgrades/Improvements	12,700	21,771	10,000	18,000
7640 Diesel Fuel	20	34	3,000	2,500
7645 Trash Chute Cleaning	3,833	6,571	6,000	4,000
7650 Cleaning Supplies	918	1,573	5,000	2,500
7655 Golf Cart Repairs	1,664	2,852	2,500	2,700
7660 Rec Room Gym R & M	320	548	1,200	1,000
7665 Fountain Repair & Maintenance	1,124	1,926	1,200	2,000
7670 Building Supplies	11,664	19,996	10,000	20,000
7675 Tree Trimming	12,500	21,429	16,000	15,000
7680 Parking Boss	2,718	4,659	2,500	2,900
7685 Clubhouse Recreation Events	225	386	500	500
7686 Fitness Equip Repairs / Supplies	305	523	0	400
7689 Plumbing	15,796	27,080	0	16,000
7690 Restoration Expenses 2023	0	0	42,025	0
7695 Special Assessment Expenses - overages	194,287	333,063	0	0
<b>Sub-Total Community and Building Expenses</b>	<b>781,246</b>	<b>1,339,279</b>	<b>397,175</b>	<b>360,540</b>

<b>Reserves</b>				
Reserves Pooled	229,250	393,000	393,000	559,400
<b>Sub-Total Reserves</b>	<b>229,250</b>	<b>393,000</b>	<b>393,000</b>	<b>559,400</b>

<b>Total Expenses</b>	<b>2,567,320</b>	<b>4,401,121</b>	<b>3,520,929</b>	<b>3,520,895</b>
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<b>ASSESSMENTS</b>	
Maintenance Assessment	\$246,782.92
Reserve	\$46,616.67
<b>Total Assessment</b>	<b>\$293,399.59</b>