



**CYPRESS LAKES HOMEOWNER’S ASSOCIATION, INC.**

**Notice of Approved Budget**

Please note that this budget will go into effect January 1<sup>st</sup> 2026.

**The full amount (ONE YEARLY PAYMENT) is due on January 1<sup>st</sup> 2026**

2026 Approved Operating Budget	
GL Account	2026 Approved
Income (Count: 4)	
6100 - Maintenance Fees	\$88,804.98
6310 - Late Fee Income	\$0.00
6320 - Interest Income-Owners	\$0.00
6610 - Interest Income-Operating	\$0.00
Expense (Count: 19)	
7000 - Admin Billing Fees	\$3,000.00
7010 - Management Fees	\$31,011.36
7024 - Accounting & Audit	\$1,000.00
7030 - Legal Expense	\$10,000.00
7040 - Administrative Expense	\$150.00
7042 - Office Expenses	\$0.00
7046 - Printing & Postage	\$1,500.00
7050 - Bank Charges & Coupons	\$0.00
7081 - License & Permits	\$1,000.00
7265 - Web Portal Fees	\$500.00
7740 - Insurance Expense	\$9,783.22
7810 - Electricity	\$2,260.40
7870 - Telephone/Internet	\$0.00
7210 - Grounds-Lawn/Landscaping Contract	\$17,100.00
7100 - R&M-General	\$4,000.00
7110 - R&M - Building	\$0.00
7220 - Grounds-Pest & Fertilization	\$1,500.00
7230 - Grounds-Irrigation	\$2,000.00
7270 - Grounds-Tree Trimming	\$4,000.00
<b>Total:</b>	<b>\$88,804.98</b>

2026 Approved Reserves	
GL Account	Annual
Income (Count: 1)	
6190 - Reserve Income	\$3,000.00
<b>Total:</b>	<b>\$3,000.00</b>

Approved OP	\$88,804.98
Approved Reserves	\$3,000.00
<b>OP + Reserves</b>	<b>\$91,804.98</b>

<b>Annual Allocations</b>	<b>\$633.13</b>
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