

CYPRESS CHASE CONDOMINIUM ASSOCIATION "D", INC.  
RESERVE SCHEDULE AND FEES  
FOR THE PERIOD JANUARY 1, 2023 - DECEMBER 31, 2023

Reserve Schedule

	Estimated Replacement Cost	Estimated Useful Life	Estimated Remaining Useful Life	Estimated Balance 1/1/23	Proposed Full Reserve Funding 2023	Proposed Full Monthly Funding 2023
Roof	300,000	20	19	96,054	10,734	894
Painting	150,000	10	4	30,492	29,877	2,490
Pavement	125,000	25	24	2,930	5,086	424
Elevator	300,000	30	17	67,432	13,680	1,140
Pool	35,000	10	8	11,599	2,925	244
ClubHouse Roof	29,000	15	13	31,140	(165)	(14)
Club House AC	18,000	10	7	6,566	1,633	136
Clubhouse Paint	5,000	10	4	3,595	351	29
General	6,546		1	6,546	0	\$ -
	<u>\$ 968,546</u>			<u>\$ 256,354</u>	<u>\$ 64,123</u>	<u>\$ 5,344</u>

	# of Units	% of Ownership Per Unit	2022 Adopted Monthly Fees	2023 Adopted Monthly fee Full Reserves
Two Bedroom Units	144	0.52172%	\$ 408.93	\$ 467.11
One Bedroom Units	64	0.38863%	\$ 304.61	\$ 347.95

CYPRESS CHASE CONDOMINIUM ASSOCIATION "D", INC.  
ADOPTED OPERATING BUDGET  
FOR THE PERIOD JANUARY 1, 2023 - DECEMBER 31, 2023  
Units- 208

	2022 Adopted Budget	2023 Adopted Budget	Inc / (Dec)
<b>Income:</b>			
6010 Maintenance Assessments	\$ 865,182	\$ 1,010,263	145,081
6015 Reserve Assessments	65,383	64,123	(1,260)
6055 Laundry	8,000	8,000	-
6020 Rental Income	12,000	12,000	-
6025 Miscellaneous	7,818	7,818	-
<b>Total Income</b>	<u>958,383</u>	<u>1,102,204</u>	<u>143,821</u>
<b>Expenses:</b>			
<b>Operating Expenses</b>			
7500 Audit/Taxes	4,500	6,000	1,500
7530 Bank Fees	1,000	500	(500)
7555 Insurance	165,000	225,000	60,000
7515 Legal	13,000	10,000	(3,000)
7510 Accounting Fee	15,000	16,224	1,224
7540 Website	1,000	500	(500)
7525 Office Expenses	5,000	3,500	(1,500)
7520 Permits/Fees	5,000	2,500	(2,500)
7535 Elevator Telephone	6,000	4,200	(1,800)
7135 Elevator Repair/ Maint	14,000	16,400	2,400
7305 AC Repair & Maint	5,500	2,000	(3,500)
7320 Electric Repair/ Supply	3,000	2,000	(1,000)
7125 Exterminator/Pest Control	5,500	4,000	(1,500)
7300 Fire Alarm System	4,000	4,000	-
7120 Janitorial Expenses	75,000	80,000	5,000
7345 Landscaping & Sprinkler	11,000	5,000	(6,000)
7110 Lawn Maintenance	17,000	21,120	4,120
7350 Maint. Supplies	3,000	-	(3,000)
7335 Repairs & Maint	22,000	27,500	5,500
7325 **Parking Lot Repair	4,000	6,000	2,000
7330 Plumbing Repairs	10,000	5,000	(5,000)
7315 Pool Supplies/ Repairs	4,000	6,000	2,000
7115 Pool Maintenance	6,000	6,600	600
7505 Property Consultant	24,000	24,000	-
7355 Property Lighting	7,500	7,500	-
7360 Recreation Facility	5,000	5,000	-
7340 Roof Repairs	8,000	8,000	-
7130 Security	3,000	-	(3,000)
7365 Tree Trimming	6,000	7,000	1,000
7370 Unit Expenses	5,000	-	(5,000)
7100 Loan Repayment	122,000	122,000	-
7010 Cable TV Expenses	129,000	137,512	8,512
7015 Electricity	24,000	32,500	8,500
7020 Water & Sewer	118,000	191,850	73,850
7025 Trash Removal	42,000	48,675	6,675
<b>Total Operating Expenses</b>	<u>893,000</u>	<u>1,038,081</u>	<u>145,081</u>
<b>Reserve Funding:</b>			
7800 Reserves	65,383	64,123	(1,260)
<b>Total Reserve Funding</b>	<u>65,383</u>	<u>64,123</u>	<u>(1,260)</u>
<b>Total Expenses</b>	<u>958,383</u>	<u>1,102,204</u>	<u>143,821</u>

\*\* Change the name to Access Control