

CYPRESS CHASE CONDOMINIUM ASSOCIATION "D", INC.  
 PROPOSED OPERATING BUDGET  
 FOR THE PERIOD JANUARY 1, 2024 - DECEMBER 31, 2024  
 Units- 208

|                           |                                  | 2023<br>Adopted<br>Budget | 2024<br>Proposed<br>Budget |
|---------------------------|----------------------------------|---------------------------|----------------------------|
| <b>Income:</b>            |                                  |                           |                            |
| 6010                      | Maintenance Assessments          | \$ 1,010,263              | \$ 1,108,029               |
| 6015                      | Reserve Assessments              | 65,383                    | 66,000                     |
| 6055                      | Laundry                          | 8,000                     | 8,000                      |
| 6020                      | Rental Income                    | 12,000                    | 12,000                     |
| 6025                      | Miscellaneous                    | 7,818                     | 7,818                      |
|                           | <b>Total Income</b>              | <u>1,103,464</u>          | <u>1,201,847</u>           |
| <b>Expenses:</b>          |                                  |                           |                            |
| <b>Operating Expenses</b> |                                  |                           |                            |
| 7500                      | Audit/Taxes                      | 6,000                     | 6,500                      |
| 7530                      | Bank Fees                        | 500                       | -                          |
| 7555                      | Insurance                        | 225,000                   | 330,550                    |
| 7515                      | Legal                            | 10,000                    | 25,000                     |
| 7510                      | Accounting Fee                   | 16,224                    | 16,224                     |
| 7540                      | Website                          | 500                       | 500                        |
| 7525                      | Office Expenses                  | 3,500                     | 5,000                      |
| 7520                      | Permits/Fees                     | 2,500                     | 1,000                      |
| 7535                      | Telephone / Front Gate           | 4,200                     | 340                        |
| 7135                      | Elevator Repair/ Maint Contract  | 16,400                    | 30,000                     |
| TBD                       | Elevator Repair                  |                           | 25,000                     |
| 7305                      | AC Repair & Maint                | 2,000                     | 1,000                      |
| 7320                      | Electric Repair/ Supply          | 2,000                     | 7,000                      |
| 7125                      | Exterminator/Pest Control        | 4,000                     | 4,000                      |
| 7300                      | Fire Alarm System                | 4,000                     | 18,000                     |
| 7120                      | Janitorial Expenses              | 80,000                    | 80,000                     |
| 7345                      | Landscaping & Sprinkler          | 5,000                     | 10,000                     |
| 7110                      | Lawn Maintenance                 | 21,120                    | 21,120                     |
| 7350                      | Maint. Supplies                  | -                         | -                          |
| 7335                      | Repairs & Maint                  | 27,500                    | 17,500                     |
| TBD                       | Contingency Expense Repairs      |                           | 60,000                     |
| 7325                      | Parking Lot Repair & Maintenance | 6,000                     | 1,000                      |
| 7330                      | Plumbing Repairs                 | 5,000                     | 5,000                      |
| 7315                      | Pool Supplies/ Repairs           | 6,000                     | 6,000                      |
| 7115                      | Pool Maintenance                 | 6,600                     | 6,600                      |
| 7505                      | Property Consultant              | 24,000                    | 24,000                     |
| 7355                      | Property Lighting                | 7,500                     | 7,500                      |
| 7360                      | Recreation Facility              | 5,000                     | 1,000                      |
| 7340                      | Roof Repairs                     | 8,000                     | -                          |
| 7130                      | Security                         | -                         | -                          |
| 7365                      | Tree Trimming                    | 7,000                     | 500                        |
| 7370                      | Unit Expenses                    | -                         | -                          |
| 7100                      | Loan Repayment                   | 122,000                   | -                          |
| 7010                      | Cable TV Expenses                | 137,512                   | 143,013                    |
| 7015                      | Electricity                      | 32,500                    | 32,500                     |
| 7020                      | Water & Sewer                    | 191,850                   | 200,000                    |
| 7025                      | Trash Removal                    | 48,675                    | 50,000                     |
|                           | <b>Total Operating Expenses</b>  | <u>1,038,081</u>          | <u>1,135,847</u>           |
| <b>Reserve Funding:</b>   |                                  |                           |                            |
| 7800                      | Reserves                         | 65,383                    | 66,000                     |
|                           | <b>Total Reserve Funding</b>     | <u>65,383</u>             | <u>66,000</u>              |
|                           | <b>Total Expenses</b>            | <u>1,103,464</u>          | <u>1,201,847</u>           |

CYPRESS CHASE CONDOMINIUM ASSOCIATION "D", INC.  
RESERVE SCHEDULE AND FEES  
FOR THE PERIOD JANUARY 1, 2024 - DECEMBER 31, 2024

Reserve Schedule

|                 | Estimated Replacement Cost | Estimated Useful Life | Estimated Remaining Useful Life | Estimated Balance 1/1/24 | Proposed Full Reserve Funding 2024 | Proposed Full Monthly Funding 2024 |
|-----------------|----------------------------|-----------------------|---------------------------------|--------------------------|------------------------------------|------------------------------------|
| Roof            | 300,000                    | 20                    | 18                              | 106,782                  | 10,734                             | 895                                |
| Painting        | 150,000                    | 10                    | 3                               | 60,372                   | 29,876                             | 2,490                              |
| Pavement        | 125,000                    | 25                    | 23                              | 8,018                    | 5,086                              | 424                                |
| Elevator        | 300,000                    | 30                    | 16                              | 66,756                   | 14,578                             | 1,215                              |
| Pool            | 35,000                     | 10                    | 7                               | 14,497                   | 2,929                              | 244                                |
| ClubHouse Roof  | 29,000                     | 15                    | 12                              | 31,140                   | (178)                              | (15)                               |
| Club House AC   | 18,000                     | 10                    | 6                               | 2,198                    | 2,634                              | 219                                |
| Clubhouse Paint | 5,000                      | 10                    | 3                               | 3,943                    | 352                                | 29                                 |
| General         | 6,546                      |                       | 1                               | 6,546                    | 0 \$                               | -                                  |
|                 | <u>\$ 968,546</u>          |                       |                                 | <u>\$ 300,252</u>        | <u>\$ 66,000</u>                   | <u>\$ 5,501</u>                    |



|                   | # of Units | % of Ownership Per Unit | 2023 Adopted Monthly Fees | 2024 Monthly fee Full Reserves |
|-------------------|------------|-------------------------|---------------------------|--------------------------------|
| Two Bedroom Units | 144        | 0.52172%                | \$ 467.11                 | \$ 510.43                      |
| One Bedroom Units | 64         | 0.38863%                | \$ 347.95                 | \$ 380.22                      |