

| | 2021 | 2022 |
|---------------------------------------|------------------------|--------------------|
| | APPROVED BUDGET | BUDGET |
| ASSESSMENT INCOME | | |
| GENERAL ASSESSMENTS | \$2,878,464 | \$3,114,855 |
| RECREATION FACILITIES ASSESSMENT | \$819,135 | \$937,108 |
| MULTI-FAMILY RENTAL | \$34,385 | \$37,840 |
| SINGLE FAMILY II LIMITED EXP ASSMNT | \$19,913 | \$19,910 |
| SINGLE FAMILY I & II TRASH ASSESSMENT | \$745,000 | \$881,020 |
| TOWNHOME II LIMITED EXP ASSESSMENT | \$44,183 | \$45,491 |
| TOWNHOME I LIMITED EXP ASSESSMENT | \$850,440 | \$902,009 |
| TOTAL ASSESSMENTS | \$5,391,520 | \$5,938,233 |
| OTHER INCOME | | |
| 19A SNOW ASSESSMENT | \$3,000 | \$3,000 |
| NON-MEMBER FEES | \$58,598 | \$63,392 |
| DISCLOSURE PACKAGES | \$32,500 | \$30,000 |
| FACILITIES KEYS AND PASSES | \$5,500 | \$4,500 |
| NEWSLETTER INCOME | \$65,000 | \$65,000 |
| NEW RESIDENT FEE | \$1,000 | \$1,000 |
| GUEST FEES/REPLACEMENT CARDS | \$1,000 | \$500 |
| ACTIVITIES INCOME | \$10,700 | \$2,500 |
| COMMUNITY ROOM RENTAL INCOME | \$35,000 | \$50,000 |
| CLEANING INCOME | \$11,750 | \$0 |
| LATE FEES | \$60,000 | \$60,000 |
| ATTORNEY FEES INCOME | \$13,000 | \$13,000 |
| COVENANTS CHARGES | \$3,500 | \$3,000 |
| MISCELLANEOUS INCOME | \$500 | \$1,000 |
| INTEREST INCOME | \$63,000 | \$40,000 |
| TOTAL OTHER INCOME | \$364,048 | \$336,892 |
| TOTAL GENERAL INCOME | \$241,500 | \$216,000 |
| TOTAL RECREATION INCOME | \$110,798 | \$120,892 |
| TOTAL INCOME | \$5,755,568 | \$6,275,125 |
| ADMINISTRATIVE | | |
| ANNUAL MEETING QUORUM INCENTIVES | \$1,200 | \$1,200 |
| UNCOLLECTIBLE CHARGES | \$9,000 | \$9,000 |
| OFFICE SOFTWARE | \$22,800 | \$23,000 |
| OFFICE SUPPLIES | \$18,000 | \$18,000 |
| ADMIN MISCELLANEOUS | \$1,600 | \$1,500 |
| COPYING | \$16,000 | \$13,000 |
| POSTAGE | \$20,000 | \$20,000 |
| INSURANCE | \$47,500 | \$47,500 |
| TELEPHONE | \$8,000 | \$8,000 |
| CONSULTING FEES | \$3,000 | \$7,500 |
| CONTINUING EDUCATION | \$2,000 | \$2,000 |

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| REIMBURSABLE SERVICES | \$63,000 | \$63,000 |
| INCOME TAXES | \$10,000 | \$10,000 |
| TOTAL ADMINISTRATIVE | \$222,100 | \$223,700 |

PROGRAMS

| | | |
|-----------------------|------------------|------------------|
| WEB SITE | \$25,500 | \$20,000 |
| ACTIVITIES EXPENSES | \$22,000 | \$20,000 |
| NEWSLETTER | \$82,000 | \$82,000 |
| POOL ACTIVITIES | \$1,000 | \$0 |
| MARKETING | \$8,000 | \$2,500 |
| TOTAL PROGRAMS | \$138,500 | \$124,500 |

REPAIR AND MAINTENANCE

| | | |
|-------------------------------------|--------------------|--------------------|
| ELECTRICITY-COMMON | \$200,000 | \$200,000 |
| TRASH REMOVAL | \$7,404 | \$7,000 |
| LANDSCAPE MAINTENANCE | \$356,305 | \$356,305 |
| GROUND IMPROVEMENTS | \$85,000 | \$85,000 |
| EROSION | \$25,000 | \$30,000 |
| OFF-SITE MOWING | \$9,226 | \$9,226 |
| BEAUTIFICATION PROJECTS | \$78,000 | \$78,000 |
| TREE REPLACEMENT AND NATURALIZATION | \$68,500 | \$68,500 |
| DEAD TREE REMOVAL | \$160,000 | \$165,000 |
| TREE MAINTENANCE/PRUNING | \$45,000 | \$45,000 |
| IRRIGATION SYSTEM MAINTENANCE | \$8,000 | \$10,000 |
| IRRIGATION WATER (HAND WATERING) | \$16,000 | \$22,000 |
| SNOW REMOVAL | \$85,000 | \$85,000 |
| STORMWATER MANAGEMENT | \$4,500 | \$4,000 |
| GENERAL REPAIRS | \$125,000 | \$110,000 |
| PET STATIONS & SUPPLIES | \$0 | \$33,000 |
| VEHICLE GAS & MAINTENANCE | \$0 | \$2,500 |
| TOTAL REPAIR AND MAINTENANCE | \$1,272,935 | \$1,310,531 |

LIMITED EXPENSES

SINGLE FAMILY

| | | |
|--|------------------|------------------|
| TRASH REMOVAL | \$745,000 | \$881,020 |
| TOTAL SINGLE FAMILY LTD EXPENSE | \$745,000 | \$881,020 |

SINGLE FAMILY II

| | | |
|--|-----------------|-----------------|
| SF II SNOW REMOVAL & SAND REMOVAL | \$16,000 | \$16,000 |
| SFII LIMITED RESERVE CONTRIBUTIONS | \$3,913 | \$3,910 |
| TOTAL SINGLE FAMILY II EXPENSES | \$19,913 | \$19,910 |

TOWNHOUSE II CYPRESS POINT LTD EXPENSE

| | | |
|-----------------------------|----------|----------|
| TRASH REMOVAL | \$9,500 | \$11,000 |
| T/H II LANDSCAPING | \$18,551 | \$18,551 |
| SNOW PLOWING & SAND REMOVAL | \$13,000 | \$13,000 |

| | | |
|---|--------------------|--------------------|
| TH II LIMITED RESERVE CONTRIBUTION | \$3,132 | \$2,940 |
| TOTAL TOWNHOME II LTD EXPENSE | \$44,183 | \$45,491 |
| TOWNHOUSE I LTD EXPENSE | | |
| TRASH REMOVAL | \$408,000 | \$466,775 |
| T/H I LANDSCAPING | \$220,813 | \$220,813 |
| SNOW PLOWING & SAND REMOVAL | \$140,000 | \$140,000 |
| TH I LIMITED RESERVES CONTRIBUTION | \$81,627 | \$74,421 |
| TOTAL TOWNHOME I LTD EXPENSE | \$850,440 | \$902,009 |
| RECREATIONAL FACILITIES | | |
| COMMUNITY CENTER UTILITIES | \$92,000 | \$90,000 |
| COMMUNITY CENTER ALARM MONITORING | \$16,000 | \$15,000 |
| TELEPHONE - POOL | \$6,000 | \$6,000 |
| POOL CONTRACT | \$316,725 | \$395,000 |
| COMMUNITY CENTER MAINTENANCE | \$155,000 | \$110,000 |
| FACILITIES KEYS AND PASSES | \$8,000 | \$5,000 |
| POOL REPAIRS & MAINTENANCE | \$25,000 | \$30,000 |
| POOL SUPPLIES | \$5,000 | \$0 |
| TENNIS COURT MAINTENANCE | \$15,000 | \$15,000 |
| CONSULTING FEE | \$5,000 | \$5,000 |
| RECREATION REPLACEMENT RESERVE CONTRIBU | \$287,258 | \$387,000 |
| TOTAL RECREATIONAL FACILITIES | \$930,983 | \$1,058,000 |
| PROFESSIONAL SERVICES | | |
| AUDIT & TAXES | \$11,700 | \$11,150 |
| FINANCIAL SERVICES | \$12,500 | \$12,500 |
| LEGAL SERVICES | \$65,000 | \$60,000 |
| LEGAL COLLECTION | \$100,000 | \$90,000 |
| MANAGEMENT FEES | \$945,000 | \$1,074,000 |
| TOTAL PROFESSIONAL SERVICES | \$1,134,200 | \$1,247,650 |
| OTHER EXPENSES | | |
| PLANNED NET SURPLUS | \$12,000 | \$12,000 |
| TRANSFER TO CAPITAL FUND FROM OPERATING | \$50,000 | \$115,000 |
| OPERATING CONTINGENCY | \$15,000 | \$15,000 |
| TOTAL UNBUDGETED EXPENSES | \$77,000 | \$142,000 |
| RESERVE EXPENSES | | |
| GENERAL COMMON RESERVE CONTRIBUTIONS | \$320,314 | \$320,314 |
| TOTAL RESERVE EXPENSES | \$320,314 | \$320,314 |
| ALL EXPENSES | \$5,755,568 | \$6,275,125 |