

Winding Cypress Community Association, Inc.

2020 Approved Budget

January 1, 2020 through December 31, 2020

766 Units

| | 2019 Approved Budget | 2019 YTD Aug-19 | 2019 YE Projections Dec-19 | 2020 Approved Budget | ANNUAL PER UNIT | QUARTERLY PER UNIT | MONTHLY PER UNIT | |
|---|------------------------|------------------------|----------------------------|------------------------|--------------------|--------------------|------------------|--|
| INCOME | | | | | | | | |
| 411 Association Fees | \$ 2,786,589.34 | \$ 1,221,727.01 | \$ 1,620,550.00 | \$ 2,927,304.67 | \$ 3,821.55 | \$ 955.39 | \$ 318.46 | |
| 414 Food Minimum | \$ 275,760.00 | \$ 169,240.03 | \$ 174,190.00 | \$ - | \$ - | \$ - | \$ - | Food Minimum \$275,760.00 is included in restaurant net profit projection |
| 415 Clubhouse Room Rental | \$ 1,000.00 | \$ 950.00 | \$ 1,150.00 | \$ 1,000.00 | \$ 1.31 | \$ 0.33 | \$ 0.11 | Offset by janitorial and maintenance expenses |
| 417 Late Fees and Interest | \$ 1,000.00 | \$ 4,136.78 | \$ 2,196.00 | \$ 2,000.00 | \$ 2.61 | \$ 0.65 | \$ 0.22 | Fees collected from late fees and interest |
| 420 Key Fobs | \$ - | \$ 925.00 | \$ - | \$ 1,000.00 | \$ 1.31 | \$ 0.33 | \$ 0.11 | Income for replacement fobs only, new owners expenses are paid by developer |
| 425 Miscellaneous Income | \$ - | \$ 35.31 | \$ - | \$ - | \$ - | \$ - | \$ - | Cafe Cards income expected to be equal to expense |
| 451 Application Fees | \$ 1,000.00 | \$ 850.00 | \$ 1,000.00 | \$ 1,000.00 | \$ 1.31 | \$ 0.33 | \$ 0.11 | Offset by expense item 810 |
| 460 Lifestyle Events | \$ 7,500.00 | \$ 24,029.78 | \$ 38,942.28 | \$ 45,000.00 | \$ 58.75 | \$ 14.69 | \$ 4.90 | Projected income due to increase activities and events. Offset with expense, member relation 672 |
| 230 Developer Subsidy | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| 490 Interest Income | \$ - | \$ 25.33 | \$ 25.33 | \$ - | \$ - | \$ - | \$ - | FPL credits / interest |
| 491 CERT | \$ - | \$ 2,292.00 | \$ 2,292.00 | \$ - | \$ - | \$ - | \$ - | Cert team funds collected, off set by expense account 807 Cert Program Supplies |
| 499 Restaurant Net | \$ - | \$ (92,296.95) | \$ (168,274.93) | \$ - | \$ - | \$ - | \$ - | Restaurant net for budget is zero, developer will subsidy any shortfalls |
| TOTAL INCOME | \$ 3,072,849.34 | \$ 1,331,914.29 | \$ 1,672,070.68 | \$ 2,976,304.67 | \$ 3,866.82 | \$ 971.71 | \$ 323.90 | |
| ADMINISTRATIVE EXPENSE | | | | | | | | |
| 805 Office Supplies/Printing/Postage | \$ 9,500.00 | \$ 8,638.24 | \$ 9,500.00 | \$ 9,500.00 | \$ 12.40 | \$ 3.10 | \$ 1.03 | Admin & office supplies expenses, SWMgmt office / postage expenses for the year |
| 800 Management Fees | \$ 82,080.00 | \$ 31,572.00 | \$ 56,728.00 | \$ 82,728.00 | \$ 106.00 | \$ 27.00 | \$ 9.00 | Management fee based on \$9.00 per home @ built out |
| 810 Application Fees | \$ 1,000.00 | \$ 850.00 | \$ 1,000.00 | \$ 1,000.00 | \$ 1.31 | \$ 0.33 | \$ 0.11 | Average 20 applications per year |
| 806 Legal Fees | \$ 4,000.00 | \$ 325.00 | \$ - | \$ 4,000.00 | \$ 5.22 | \$ 1.31 | \$ 0.44 | Legal expenses accrued |
| 807 Cert Program Supplies | \$ - | \$ 804.44 | \$ 800.00 | \$ 2,500.00 | \$ 3.26 | \$ 0.82 | \$ 0.27 | Cert team - for misc. supplies to be approved by the board |
| 808 Auditing Fees | \$ 5,000.00 | \$ - | \$ - | \$ 5,000.00 | \$ 6.53 | \$ 1.63 | \$ 0.54 | Based on current staffing level with annual increase 2%, avg 25% payroll burden, taxes and future staffing needs |
| 832 Salary and Wages | \$ 298,000.00 | \$ 184,559.13 | \$ 274,000.00 | \$ 298,000.00 | \$ 389.03 | \$ 97.26 | \$ 32.42 | CIT - copier lease, dex - copier usage, IT monitoring contract & repair, associational webpage \$1,090 year |
| 811 Leased Equipment / Contract | \$ 8,340.00 | \$ 4,579.49 | \$ 6,800.00 | \$ 6,800.00 | \$ 8.88 | \$ 2.22 | \$ 0.74 | Avg. per \$2.41 - per newsletter copy orders for the year - total 825 copies per year |
| 813 Newsletters | \$ 1,925.00 | \$ 1,206.84 | \$ 1,912.17 | \$ 1,988.00 | \$ 2.60 | \$ 0.65 | \$ 0.22 | Drug screening for office employees average (6) a year - \$40 each |
| 814 Employee Screening | \$ 480.00 | \$ 211.03 | \$ 211.03 | \$ 240.00 | \$ 0.31 | \$ 0.08 | \$ 0.03 | Uniform & tag order \$400 and \$60 for tags |
| 815 Uniforms | \$ 460.00 | \$ 471.44 | \$ 471.44 | \$ 460.00 | \$ 0.60 | \$ 0.15 | \$ 0.05 | |
| ADMINISTRATIVE EXPENSE TOTAL | \$ 410,785.00 | \$ 233,217.61 | \$ 351,394.64 | \$ 412,216.00 | \$ 538.14 | \$ 134.54 | \$ 44.85 | |
| OPERATIONS / UTILITIES | | | | | | | | |
| 500 Electricity | \$ 121,000.00 | \$ 69,017.88 | \$ 103,526.82 | \$ 121,000.00 | \$ 157.96 | \$ 39.49 | \$ 13.16 | Based on actual expenses includes amenity center, gatehouse, all street lights, (3) irrigation pump stations, lift stations, fountain, and projected phase 3 street lights |
| 632 Electricity (Main and Repair) | \$ 5,000.00 | \$ 1,428.09 | \$ 1,500.00 | \$ 3,000.00 | \$ 3.92 | \$ 0.98 | \$ 0.33 | Street light repairs common areas and amenity parking lot |
| 682 Natural Gas | \$ 23,000.00 | \$ 10,879.07 | \$ 16,318.61 | \$ 23,000.00 | \$ 30.03 | \$ 7.51 | \$ 2.50 | Natural gas for pool heaters, restaurant, fireplace, firepit and spa. |
| 501 Water/Sewer | \$ 28,000.00 | \$ 19,653.15 | \$ 29,479.73 | \$ 30,000.00 | \$ 38.16 | \$ 9.79 | \$ 3.26 | Water bills, for amenity center, pool, spa, restaurant, all courts and fountains |
| 515 Trash/Recycling | \$ 6,050.00 | \$ 4,656.63 | \$ 6,984.95 | \$ 7,428.00 | \$ 9.70 | \$ 2.42 | \$ 0.81 | Contract trash \$498 month, and recycling \$121 month - Amenity Center |
| 664 Pest Defense / Termite / Subterfuge | \$ 4,620.00 | \$ 2,951.80 | \$ 4,310.00 | \$ 3,600.00 | \$ 4.70 | \$ 1.17 | \$ 0.39 | Changed company to Ecolab to save money and improve services, \$180 month / café and \$120 month clubhouse / cabana and gatehouse rodent control |
| 602 Vehicular Access Control | \$ 159,694.67 | \$ 95,894.91 | \$ 157,474.55 | \$ 160,000.00 | \$ 208.88 | \$ 52.22 | \$ 17.41 | Increase contract to \$160,000, included 3% for lead guard only. |
| 502 Gatehouse Utilities / Expenses | \$ 1,544.00 | \$ 485.49 | \$ 728.24 | \$ 1,540.00 | \$ 2.01 | \$ 0.50 | \$ 0.17 | FPL utility for gatehouse \$80 average total \$960 year and includes supplies \$580 |
| OPERATIONS / UTILITIES TOTAL | \$ 348,908.67 | \$ 204,967.02 | \$ 320,322.88 | \$ 349,568.00 | \$ 456.36 | \$ 114.09 | \$ 38.03 | |
| MAINTENANCE / REPAIRS | | | | | | | | |
| 701 General Grounds Maintenance | \$ 10,000.00 | \$ 9,691.16 | \$ 10,153.65 | \$ 10,000.00 | \$ 13.05 | \$ 3.28 | \$ 1.09 | Based on actual expenses trends |
| 604 Entry Sign Maintenance | \$ 5,000.00 | \$ 1,533.83 | \$ 1,653.83 | \$ 2,500.00 | \$ 3.26 | \$ 0.82 | \$ 0.27 | Based on actual expenses trends |
| 600 Building Maintenance | \$ 5,000.00 | \$ 4,989.35 | \$ 6,000.00 | \$ 6,000.00 | \$ 7.83 | \$ 1.96 | \$ 0.65 | Based on actual expenses trends |
| 605 Entry Fountains | \$ 18,120.00 | \$ 12,803.00 | \$ 18,503.00 | \$ 19,500.00 | \$ 25.46 | \$ 6.36 | \$ 2.12 | Entrance fountain contract \$1,500 per month + \$1,500 for repairs |
| 700 Landscaping | \$ 592,250.00 | \$ 412,438.75 | \$ 639,924.59 | \$ 682,458.00 | \$ 890.94 | \$ 222.73 | \$ 74.24 | Contract for common and Phase 1,2 & 3 - annual \$682,458 / monthly \$56,871.46 |
| 702 Tree Pruning | \$ 25,700.00 | \$ 11,000.00 | \$ 18,000.00 | \$ 8,000.00 | \$ 10.44 | \$ 2.61 | \$ 0.87 | 2020 annual palm tree trimming \$8000, including phase 3, excluding hardwoods |
| 703 Landscape Removal/Replacement | \$ 20,000.00 | \$ 15,053.90 | \$ 16,851.44 | \$ 20,000.00 | \$ 26.11 | \$ 6.53 | \$ 2.18 | Landscape removal / replacement for common areas based on actual expenses |
| 704 Lake/Waterway Mtrc | \$ 36,480.00 | \$ 24,301.00 | \$ 43,111.00 | \$ 45,636.00 | \$ 59.58 | \$ 14.89 | \$ 4.96 | Lake maintenance cost \$3,588.00 mth, Phase 1-3, aeration maintenance at \$900 annual /\$420 per quarter aquatic weed = total \$1680 for year |
| 724 Preserves & Wetlands Maint & Monit | \$ 20,000.00 | \$ 10,455.00 | \$ 15,415.00 | \$ 20,000.00 | \$ 26.11 | \$ 6.53 | \$ 2.18 | Based on actual expenses, includes, quarterly maintenance on preserve, natural areas, cord |

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|--|--------------------------------------|------------------------|-------------------------------|-------------------------|--|-----------------------|---------------------|--|
| 707 Irrigation Common & Repairs | \$ 33,600.00 | \$ 22,809.66 | \$ 29,124.56 | \$ 37,520.00 | \$ 48.98 | \$ 12.25 | \$ 4.08 | Built out - 3 common area at \$700 per area / \$2,100 month / \$25,200 yr. Includes common repairs avg. \$12,320 |
| 630 Holiday Decorations | \$ 5,995.98 | \$ 4,007.48 | \$ 5,995.98 | \$ 5,000.00 | \$ 6.53 | \$ 1.63 | \$ 0.54 | Decorations for gatehouse, front entrance, restaurant, & amenity center - Contract for 3 years - (2018 - \$9,997.32) (2019 - \$9,995.98) (2020 - \$4,998.66) |
| 603 Gatehouse Maintenance/Repairs | \$ 5,000.00 | \$ 3,078.38 | \$ 3,450.00 | \$ 5,000.00 | \$ 6.53 | \$ 1.63 | \$ 0.54 | Maintenance and repair, \$3,320 year. IT monitoring - \$1,680 year |
| 617 Janitorial Supplies | \$ 4,500.00 | \$ 4,030.82 | \$ 7,089.25 | \$ 10,000.00 | \$ 13.05 | \$ 3.26 | \$ 1.09 | Added Citrus mats at amenity center, guardhouse and restrooms |
| 616 Janitorial Contract | \$ 1,000.00 | \$ 700.00 | \$ 1,000.00 | \$ 1,000.00 | \$ 1.31 | \$ 0.33 | \$ 0.11 | Inhouse maintenance added \$1,000 to budget to cover Maria's vacation |
| 710 Mulch Common | \$ 39,406.02 | \$ - | \$ 36,866.00 | \$ 37,000.00 | \$ 48.30 | \$ 12.08 | \$ 4.03 | Mulch/Pinesraw for all common areas (including entrance, clubhouse, pool area, court areas) new vendor decreased price |
| 711 Annuals Flowers | \$ 13,300.00 | \$ 6,697.00 | \$ 13,300.00 | \$ 15,000.00 | \$ 19.58 | \$ 4.90 | \$ 1.63 | Twice a year - (summer \$5,300) fall (\$4,500) (bed prep \$500) (annual soil enhancement \$2,000) - to include back entrance to 41 |
| 712 Irrigation Pump Station Contract & Mtn | \$ 6,400.00 | \$ 5,180.00 | \$ 12,413.33 | \$ 8,970.00 | \$ 11.71 | \$ 2.93 | \$ 0.98 | Hoover maintenance contract pump 1, 2, 3 - annual \$2,590 annual each & repairs \$1,200 year |
| MAINTENANCE / REPAIRS TOTAL | \$ 841,752.00 | \$ 591,067.33 | \$ 922,661.63 | \$ 933,564.00 | \$ 1,218.78 | \$ 304.69 | \$ 101.56 | |
| NEIGHBORHOOD | | | | | | | | |
| 730 Landscape Contract | \$ 745,944.00 | \$ 299,581.63 | \$ 443,949.60 | \$ 745,944.00 | \$ 973.82 | \$ 243.45 | \$ 81.15 | Landscaping for neighborhood per contract |
| 731 Trimming/Replacement | \$ 110,763.60 | \$ 31,813.13 | \$ 45,759.00 | \$ 110,763.60 | \$ 144.60 | \$ 36.15 | \$ 12.05 | Based on built out, replacements averaging \$40K per year, palm trimming \$14,700 homes |
| 732 Irrigation Contract | \$ 73,060.00 | \$ 29,910.05 | \$ 51,200.00 | \$ 83,080.00 | \$ 108.43 | \$ 27.11 | \$ 9.04 | Based on actual expenses on built out, including average \$12,500 on repairs |
| 733 Mulch Contract | \$ 103,426.07 | \$ 533.29 | \$ 74,576.00 | \$ 136.02 | \$ 33.76 | \$ 11.25 | \$ 3.76 | Based on built out of 766 homes |
| NEIGHBORHOOD TOTAL | \$ 1,033,193.67 | \$ 381,838.10 | \$ 615,484.60 | \$ 1,043,193.67 | \$ 1,361.87 | \$ 340.47 | \$ 113.49 | |
| AMENITIES | | | | | | | | |
| 725 Community Garden | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Not budgeted for 2020 |
| 670 Pool Contract | \$ 22,380.00 | \$ 14,920.00 | \$ 22,330.00 | \$ 22,380.00 | \$ 29.22 | \$ 7.30 | \$ 2.43 | Pool contract at \$1,865 per month |
| 671 Pool Supplies and Maintenance | \$ 5,000.00 | \$ 2,984.89 | \$ 4,999.00 | \$ 5,000.00 | \$ 6.53 | \$ 1.63 | \$ 0.54 | Based on actual expenses |
| 674 Recreational Court Supplies & Mtn. | \$ 5,000.00 | \$ 4,166.62 | \$ 5,000.00 | \$ 5,000.00 | \$ 6.53 | \$ 1.63 | \$ 0.54 | Based on actual expenses |
| 641 Fitness Maintenance and Supplies | \$ 2,500.00 | \$ 2,181.80 | \$ 2,000.21 | \$ 3,350.00 | \$ 4.37 | \$ 1.09 | \$ 0.36 | \$1,260/year maintenance contract - including gym supplies average \$2,000 year |
| 640 Fitness Equipment Repair | \$ 1,500.00 | \$ 219.00 | \$ 1,219.00 | \$ 1,500.00 | \$ 1.96 | \$ 0.49 | \$ 0.16 | Equipment repairs |
| 673 Amenity Monitoring & Supplies | \$ 20,162.00 | \$ 9,485.18 | \$ 20,162.00 | \$ 19,813.00 | \$ 25.87 | \$ 6.47 | \$ 2.16 | Envera contract - quarterly \$4,703.22, fob order total \$1,000 |
| 638 Fire Alarm Systems | \$ 1,760.00 | \$ 1,249.68 | \$ 1,760.00 | \$ 1,760.00 | \$ 2.30 | \$ 0.57 | \$ 0.19 | Annual inspection fire equipment \$585 and annual monitoring \$720 includes restaurant & amenity - Fire extinguisher inspect, \$312, recharge or replacement |
| 872 Member Relations | \$ 7,500.00 | \$ 22,416.14 | \$ 38,942.28 | \$ 45,000.00 | \$ 58.75 | \$ 14.69 | \$ 4.90 | Lifestyle events, event payments, court reservation system, income is generated from |
| 816 Contingency | \$ 2,500.00 | \$ 388.84 | \$ 1,248.00 | \$ 2,500.00 | \$ 3.26 | \$ 0.82 | \$ 0.27 | Contingency |
| 510 Telephone Expense | \$ 12,400.00 | \$ 8,079.74 | \$ 12,840.00 | \$ 14,880.00 | \$ 19.43 | \$ 4.86 | \$ 1.62 | Century link - entrance gate \$220 monthly, clubhouse/cafe phones service \$800 monthly, \$220 monthly for back gate |
| 809 Cable/Internet Expense | \$ 5,640.00 | \$ 3,354.07 | \$ 5,000.09 | \$ 5,640.00 | \$ 7.36 | \$ 1.84 | \$ 0.61 | Direct TV for amenity center and restaurant, includes NFL package, repairs |
| AMENITIES TOTAL | \$ 86,342.00 | \$ 69,455.76 | \$ 115,500.58 | \$ 126,823.00 | \$ 165.57 | \$ 41.39 | \$ 13.80 | |
| INSURANCE/TAXES/FEES | | | | | | | | |
| 812 Permits /Fees | \$ 1,000.00 | \$ 936.25 | \$ - | \$ 1,000.00 | \$ 1.31 | \$ 0.33 | \$ 0.11 | Pool / Spa permit \$875, annual corporate report \$81.25 |
| 835 Insurance | \$ 18,000.00 | \$ 11,545.83 | \$ 16,921.59 | \$ 18,000.00 | \$ 23.50 | \$ 5.87 | \$ 1.96 | Based on actual expense + 8% increase |
| 825 Property Taxes | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| INSURANCE/TAXES/FEES TOTAL | \$ 19,000.00 | \$ 12,482.08 | \$ 16,921.59 | \$ 19,000.00 | \$ 24.80 | \$ 6.20 | \$ 2.07 | |
| TOTAL OPERATING EXPENSES | \$ 2,739,981.34 | \$ 1,473,027.90 | \$ 2,342,305.92 | \$ 2,854,384.67 | \$ 3,765.52 | \$ 941.38 | \$ 313.79 | |
| 900 RESERVES | | | | | | | | |
| POOLED RESERVES | \$ 45,960.00 | \$ 17,735.00 | \$ 27,000.00 | \$ 91,920.00 | \$ 120.00 | \$ 30.00 | \$ 10.00 | Revised current schedule and added 8 components based on resident feedback. Cost went from \$5.00 a month in 2019 to \$10.00 a month in 2020 |
| TOTAL EXPENSES AND RESERVES | \$ 2,785,941.34 | \$ 1,490,762.90 | \$ 2,369,305.92 | \$ 2,976,304.67 | \$ 3,885.52 | \$ 971.38 | \$ 323.79 | 0.06 |
| | | | | | Annual 2020 | Quarterly 2020 | | |
| | | | | | TOTAL OPERATING ASSESSMENT \$ 2,339.67 | \$ 584.92 | | |
| | | | | | TOTAL NEIGHBORHOOD ASSESSMENT \$ 1,361.87 | \$ 340.47 | | |
| | | | | | TOTAL RESERVE ASSESSMENT \$ 120.00 | \$ 30.00 | | |
| | | | | | TOTAL MASTER ASSESSMENT \$ 3,821.55 | \$ 955.39 | | |

