

# Cypress Bay West at Waterstone Community Association, Inc

## 2026 Approved Annual Budget

	2025	2026
<b>Income</b>		
<b>Income</b>		
40000 - Assessments	330,318.57	427,139.45
<b>Total Income</b>	<b>330,318.57</b>	<b>427,139.45</b>
<b>Expense</b>		
<b>Payroll Expense</b>		
50005 - Payroll	90,924.00	90,924.00
<b>Total Payroll Expense</b>	<b>90,924.00</b>	<b>90,924.00</b>
<b>Administrative Expense</b>		
51005 - Accounting Fees	6,600.00	6,600.00
51025 - Annual Report	61.25	81.25
51030 - Bad Debt	-	500.00
51035 - Bank Charges	240.00	240.00
51045 - Copies & Printing	3,521.40	4,000.00
51050 - Decorations	2,000.00	6,500.00
51080 - Legal Fees - General	3,500.00	3,500.00
51085 - Licenses & Permits	500.00	500.00
51100 - Management Fees	48,348.00	48,348.00
51105 - Mara Loma Association Fees	43,188.72	43,188.72
51115 - Office Supplies	2,700.00	2,700.00
51120 - Postage, Mail & Invoice Processing	5,000.00	4,000.00
51150 - Website & Technology	5,829.00	5,829.00
<b>Total Administrative Expense</b>	<b>121,488.37</b>	<b>125,986.97</b>
<b>Amenity/Pool Expense</b>		
52020 - Building Maintenance	-	5,000.00
52027 - Pest Control	-	2,400.00
52145 - Pool - Access Control Monitoring	-	2,500.00
52150 - Cameras & Monitoring	-	3,000.00
52155 - Furniture Maintenance	-	3,000.00
52160 - Pool Gate	-	1,000.00
52165 - Pool Janitorial	-	15,000.00
52175 - Permits	-	500.00
52180 - Pool Pressure Washing	-	4,838.84
52181 - Pool Supplies	-	5,000.00
52195 - Pool Service Contract	-	15,000.00
<b>Total Amenity/Pool Expense</b>	<b>-</b>	<b>57,238.84</b>
<b>General Ground Expense</b>		
53020 - Exterior Maintenance	2,400.00	3,000.00
53125 - Pressure Washing	4,000.00	3,000.00
53130 - Playground Maintenance	1,600.00	1,500.00
53155 - Sign Maintenance	1,000.00	1,000.00
53300 - Contingency	3,549.56	3,227.68
53320 - Sports Courts Maintenance	1,000.00	1,500.00
<b>Total General Ground Expense</b>	<b>13,549.56</b>	<b>13,227.68</b>

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<b>Insurance Expense</b>		
55005 - Directors & Officers	2,934.78	3,441.52
55025 - Property & Liability	33,984.50	45,720.44
<b>Total Insurance Expense</b>	<b>36,919.28</b>	<b>49,161.96</b>
<b>Landscaping Expense</b>		
56000 - Contract - Common Area	8,244.00	25,000.00
56020 - Irrigation Repairs	9,000.00	5,000.00
56030 - Mulch	20,000.00	15,000.00
56035 - Landscape/Plant Replacement	20,193.36	15,000.00
56040 - Annuals	10,000.00	4,000.00
<b>Total Landscaping Expense</b>	<b>67,437.36</b>	<b>64,000.00</b>
<b>Utility Expense</b>		
57010 - Electricity	-	2,000.00
57075 - Telephone	-	2,400.00
57105 - Water - Pool	-	10,200.00
57111 - Electricity Clubhouse - Pool	-	12,000.00
<b>Total Utility Expense</b>	<b>-</b>	<b>26,600.00</b>
<b>Total Expense</b>	<b>330,318.57</b>	<b>427,139.45</b>
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Total Homes 1343	<b>2025</b>	<b>2026</b>
Monthly Assessment	<b>\$20.50</b>	<b>\$26.50</b>

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

THE BUDGET AND FIGURES ARE, IN GOOD FAITH, ESTIMATES ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COST OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.

**Board Approval Signature / Date**

*Beth Grossman*

28/10/25

Beth Grossman (Oct 28, 2025 09:19:45 EDT)






# CBM Approved Budget signature

Final Audit Report

2025-10-28

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