



Cypress Isles News

The official newsletter of the Cypress Isles Homeowners Association
October--December 2016 Edition – Published Quarterly since 2001
<http://www.CypressIsles.org>

Welcome to Cypress Isles!

Go over and say, "Hi!"

Welcome to our new neighbors at --

719 Cedarwood Court

813 Spring Island Way



If we've missed anyone else who recently moved in, please let us know so we can mention you in our next newsletter.

Sandy Horazak, Editor



In This Issue – October - December 2016 - Scroll down for...

Welcome to Cypress Isles!.....	1
Breaking News! Coupons Out, Statements In.....	2
Trick or Treat!	2
2017 Budgets Approved.....	3
Cypress Isles Contact List.....	3
Cypress Isles 2017 Budget.....	4
Who Ya Gonna Call?.....	5
Whatcha Gonna Click?.....	5
CIN Subscriptions and Publication Schedule.....	5

Breaking News! Coupons Out, Statements In

Cypress Isles moves out of the 19th century with quarterly statements instead of coupons.

Starting with 2017 assessments Cypress Isles will mail quarterly statements to homeowners instead of once-a-year coupon books. The statements will show you the status of your account each quarter, including any interest or other charges owed because of late payments. The statements will also show your prepayments if you pay in advance. The first statement will arrive in your mailbox in time for the first quarterly payment due January 1, 2017.

The statement contains a tear off section at the bottom that is to be sent in with your payment (check). Just send your payments and the tear-off section to the address shown on the statement – the same way that almost all credit card and other payments work.

We hope you like the new system.

CI Board of Directors

Trick or Treat!



Halloween is just around the corner and will be here before you can say “Boo!”



Trick or Treat night will be on Monday, October 31st (a.k.a. Halloween), starting at 6 P.M., ending at 9 P.M., or whenever the treats run out. Turn your porch lights on and meet your neighborhood goblins.

Where to go? I'm glad you asked. Good rule of thumb, or foot, is: Porch light on – go there. Porch light off – don't go there.

Trick-or-treaters: Watch out for vehicles and be extra careful because your costumes can make it hard to see. Carry a flashlight to make it easier for you to see, and for others to see you.

Drivers: Watch out for trick-or-treaters and be extra careful because behind every bag of goodies is an excited child.

Moms and Dads: Those costumes are great; we have no idea who they really are.

Everyone: Don't forget to check those goodies before eating them.

2017 Budgets Approved

Neither Cypress Isles nor WLCA will increase assessments in 2017.



On September 20th the Cypress Isles board of directors approved a \$28,840 operating budget for 2017, keeping the same \$51.50 quarterly assessments we have had for the last three years. Increases in some areas were offset by reductions in other areas. For example we don't have any meeting costs because now we meet for free in the WLCA Community Building. Our insurance premiums are also lower than they were in 2016, but the outcome of a pending lawsuit by one of our homeowners could increase those premiums in 2018.

The complete budget is shown on another page of this issue and posted on the website, and paper copies of the budget will be mailed to all homeowners with the first 2017 assessment statement.

In a related story, 2017 WLCA assessments will also be the same as 2016 WLCA assessments. All in all, no increase is good increase.

Dennis Horazak, Secretary

Cypress Isles Contact List

Board of Directors		
Harold Engold, President	407-491-5233	LTHEJHPD@aol.com
Bob Conner, Vice-president	407-382-4886	RCO3975642@aol.com
Dennis Horazak, Secretary	407-207-6557	densus@bellsouth.net
Myron Davis, Treasurer	407-737-8200	mdavis8200@comcast.net
Cookie Symons, Director	407-273-5460	Minnieland@aol.com
Community Management Professionals		
Bob Borg	407-455-5917	bborg@community-mgmt.com
Neighborhood Watch		
Sandy Horazak, Coordinator	407-207-6557	sanden@bellsouth.net
Cookie Symons, Coordinator	407-273-5460	Minnieland@aol.com
COPS Committee		
Harold Engold, Coordinator	407-491-5233	LTHEJHPD@aol.com
Media		
Sandy & Denny Horazak	407-207-6557	sanden@bellsouth.net

Cypress Isles 2017 Budget

ACCOUNT NAME	2016	2017	2017	%Change
	BUDGET	BUDGET	QTRLY	from 2016
INCOME	51.50	51.50		
Assessment Income	28,840.00	28,840.00	51.50	0.0%
Late Fees & Interest	-	-	-	-
Interest Earned - Operating Account	-	-	-	-
TOTAL INCOME	28,840.00	28,840.00	51.50	0.0%
ADMINISTRATIVE EXPENSES				
Bad Debt/uncollectible assessments	424.00	500.00	0.89	17.9%
Coupon / Quarterly Statement Costs	700.00	980.00	1.75	40.0%
Meeting Expenses	150.00	-	-	-100.0%
Office Supplies	140.00	300.00	0.54	114.3%
Records Storage	100.00	100.00	0.18	0.0%
Miscellaneous Administrative	24.95	50.00	0.09	100.4%
Printing & Copying	550.00	462.00	0.83	-16.0%
Postage	270.00	290.00	0.52	7.4%
Newsletter	10.00	-	-	-100.0%
Insurance D&O	1,276.02	1,248.00	2.23	-2.2%
Insurance - Liability	2,205.24	2,100.00	3.75	-4.8%
TOTAL ADMINISTRATIVE EXPENSES	5,850.21	6,030.00	10.77	3.1%
UTILITIES				
Electric Service	863.79	740.00	1.32	-14.3%
Telephone Service	5.00	-	-	-100.0%
TOTAL UTILITIES	868.79	740.00	1.32	-14.8%
GROUNDS MAINTENANCE				
Landscape Maintenance	9,996.00	9,480.00	16.93	-5.2%
Permits & Licenses	65.00	90.00	0.16	38.5%
Lakes/Ponds/Water Maintenance	1,248.00	1,248.00	2.23	0.0%
Lighting Repairs	60.00	50.00	0.09	-16.7%
TOTAL GROUNDS MAINTENANCE	11,369.00	10,868.00	19.41	-4.4%
PROFESSIONAL SERVICES				
Accounting Fees/Tax Prep	15.00	-	-	-100.0%
Legal Services	500.00	1,200.00	2.14	140.0%
Management Fees	8,371.00	8,622.00	15.40	3.0%
TOTAL PROFESSIONAL SERVICES	8,886.00	9,822.00	17.54	10.5%
RESERVES				
Reserve Funding - Retention Ponds	990.00	500.00	0.89	-49.5%
Reserve Funding - Greenbelt Areas	36.00	40.00	0.07	11.1%
Reserve Funding - General	840.00	840.00	1.50	0.0%
TOTAL RESERVES	1,866.00	1,380.00	2.46	-26.0%
TOTAL EXPENSES	28,840.00	28,840.00	51.50	0.0%
NET INCOME/(LOSS)	-	-	-	-

Who Ya Gonna Call?

WLCA Office 453 Mark Twain Blvd.	(answered 24/7) 407-380-3803
Orange County Sheriff's Office Non-emergency	407-836-HELP (4357)
Animal Control (unleashed pets, etc.)	311 – by CELL phones only or (407) 836-3111
Duke Energy - Report a power outage:	1.800.228.848
Call before you dig (Sunshine Network)	811 www.call811.com
Orange County 311--One Call For Almost Anything	311 – by CELL phones only or (407) 836-3111

Whatcha Gonna Click?

www.ocso.com - Click on "E-Reporting" - to report certain types of crime online, such as lost property, theft, vandalism, and vehicle burglary.	
www.ocso.com - Click on "Property Crimes and Robberies in Your Zone" - to find out what types of crimes are occurring in your area.	
www.cfcrimelinewarrants.com - to check individuals for warrants.	
Duke Energy Streetlight Repair or Power Outage	www.progress-energy.com > Report an Outage
Outage > A street light or area light needs repair > Request a light repair, then follow the prompts to point to the light pole on the map.	
or sign up for power outage alerts and notifications by text or voice message—free service offered by Duke Energy, but standard rates apply according to your text plan. Check with your mobile carrier.	
http://www.orangecountyfl.net/AnimalsPets/ascForm.aspx#.VNTxUMZ9tiU - Animal Services complaint	

CIN Subscriptions and Publication Schedule

The *Cypress Isles News* is published quarterly by the Board of Directors for the residents of Cypress Isles. All issues are published on the Cypress Isles website - www.cypressisles.org - and email subscriptions are available by request.

Sandy Horazak, Editor



Happy Holidays!

