

# Cypress Springs Owners Association, Inc.

## Balance Sheet

03/31/2016

### Assets

<b>Operating</b>		189,627.70
100100.00 - Bb&T Bank - Opr		242,677.94
100101.00 - Cnl Opr Mmkt		39,012.33
100104.00 - Bb & T Opr Portions -Mm		2,942.61
100161.00 - Automated Cash Handling		<u>474,260.58</u>
<b>TOTAL Operating</b>		
<b>Reserves</b>		64,915.14
100103.00 - Bb&T Mmkt Savings Reserve		158,347.94
100105.00 - Old Fla Nat'L Bank-Res		<u>223,263.08</u>
<b>TOTAL Reserves</b>		
<b>AR</b>		49,829.72
Accounts Receivable		(39,999.65)
100131.00 - Allowance For Bad Debt		<u>9,830.07</u>
<b>TOTAL AR</b>		
<b>Prepays</b>		7,564.87
100127.00 - Prepaid Ins GI/Property		<u>7,564.87</u>
<b>TOTAL Prepays</b>		
<b>Total Assets</b>		<u>714,918.60</u>

### Liabilities

<b>Accounts Receivable Over Collected</b>	63,835.58
<b>Accounts Payable - Net Total</b>	6,687.95
200201.00 - Accrued Expense	3,250.00
<b>Reserves</b>	30,267.71
200300.00 - Contingency	4,361.81
200302.00 - Pavements	

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200304.00 - Clubhouse	14,200.45
200306.00 - Landscape & Irrigation	41,037.99
200308.00 - Site Improvements	131,069.08
200310.00 - Pool Equipment	2,326.04
<b>TOTAL Reserves</b>	<b>223,263.08</b>
<b><u>Total Liabilities</u></b>	<b><u>297,036.61</u></b>
<b><u>Net Worth</u></b>	
600100.00 - Fund Balance	30,153.33
600200.00 - Previous Years Net Inc/Los	382,337.12
Net Income	5,391.54
<b><u>Total Net Worth</u></b>	<b><u>417,881.99</u></b>
<b><u>Total Net Worth and Liabilities</u></b>	<b><u>714,918.60</u></b>

# Cypress Springs Owners Association, Inc.

## Income/Expense Statement

From 03/01/2016 to 03/31/2016

	Actual Current Period	Budget Current Period	Variance	YTD Actual	YTD Budget	Variance
<b>Revenues</b>						
300400.00 - Assessment	0.00	36,209.00	(36,209.00)	108,628.00	434,512.00	(325,884.00)
300403.00 - Late Fee & Interest	(46.40)	0.00	(46.40)	(123.80)	0.00	(123.80)
300405.00 - Misc Income	0.00	0.00	0.00	700.00	0.00	700.00
300406.00 - Bank Interest Earned Income	6.27	0.00	6.27	118.06	0.00	118.06
300407.00 - Legal Fee Income	257.23	0.00	257.23	1,719.69	0.00	1,719.69
300409.00 - Pool/Gate Keys Fee Inco	0.00	0.00	0.00	25.00	0.00	25.00
300411.00 - Clubhouse Usage Fee	470.00	0.00	470.00	640.00	0.00	640.00
300435.00 - Reserve Interest Income	15.75	0.00	15.75	44.88	0.00	44.88
300436.00 - Allocate Reserve Int Income	(15.75)	0.00	(15.75)	(44.88)	0.00	(44.88)
350100.00 - Owner Chargebacks	625.00	0.00	625.00	1,560.00	0.00	1,560.00
<b>Total Revenue</b>	<b>1,312.10</b>	<b>36,209.00</b>	<b>(34,896.90)</b>	<b>113,266.95</b>	<b>434,512.00</b>	<b>(321,245.05)</b>

## Expenses

Administrative						
400500.00 - Management Services	4,391.09	4,490.00	98.91	13,173.27	53,879.00	40,705.73
400501.00 - Admin Fee Exp Epm	515.00	667.00	152.00	2,685.00	8,000.00	5,315.00
400502.00 - Postage	98.94	292.00	193.06	891.42	3,500.00	2,608.58
400503.00 - Copies And Supplies	116.20	417.00	300.80	953.80	5,000.00	4,046.20
400505.00 - Bank Charges	0.00	8.00	8.00	0.00	100.00	100.00
400520.00 - Legal Fees	2,027.23	1,500.00	(527.23)	6,325.46	18,000.00	11,674.54
400522.00 - Annual Corporate Report	0.00	8.00	8.00	0.00	100.00	100.00
400523.00 - Coupon Books Expense	0.00	417.00	417.00	4,427.50	5,000.00	572.50

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From 03/01/2016 to 03/31/2016

	Actual Current Period	Budget Current Period	Variance	YTD Actual	YTD Budget	Variance
400525.00 - Accounting / Audit / Taxes	3,250.00	250.00	(3,000.00)	3,250.00	3,000.00	(250.00)
400526.00 - Pool Permit Expense	0.00	26.00	26.00	0.00	308.00	308.00
400527.00 - Website Subscpt And Content	0.00	29.00	29.00	170.00	350.00	180.00
400533.00 - Insurance Fidelity Bond	0.00	40.00	40.00	0.00	474.00	474.00
400534.00 - Insurance Umbrella	0.00	165.00	165.00	0.00	1,984.00	1,984.00
400535.00 - Insurance D&O	0.00	193.00	193.00	0.00	2,316.00	2,316.00
400537.00 - Insurance Gl/Property	945.61	1,005.00	59.39	2,646.36	12,067.00	9,410.64
400538.00 - Insurance Workers Comp	0.00	59.00	59.00	0.00	707.00	707.00
400540.00 - Lock and Key Expense	0.00	25.00	25.00	0.00	300.00	300.00
400546.00 - Bad Debt Expense	0.00	1,143.00	1,143.00	11,251.45	13,720.00	2,468.55
400547.00 - Security Guards (pool security)	0.00	1,333.00	1,333.00	0.00	16,000.00	16,000.00
400548.00 - Camera Surveillance And Fiber	1,720.02	167.00	(1,553.02)	1,881.32	2,000.00	118.68
400549.00 - Security Service Expense	1,517.08	2,500.00	982.92	7,554.26	30,000.00	22,445.74
400550.00 - Meeting Room Expense	0.00	17.00	17.00	0.00	200.00	200.00
400557.00 - Record Storage Expense	50.00	20.00	(30.00)	150.00	240.00	90.00
400558.00 - Miscellaneous Expense	156.98	42.00	(114.98)	259.22	500.00	240.78
<b>TOTAL Administrative</b>	<b>14,788.15</b>	<b>14,813.00</b>	<b>24.85</b>	<b>55,619.06</b>	<b>177,735.00</b>	<b>122,115.94</b>
<b>Landscaping</b>						
400576.00 - Landscape Contract Labor	6,846.00	6,846.00	0.00	20,538.00	82,152.00	61,614.00
400579.00 - Mulch	180.00	0.00	(180.00)	180.00	0.00	(180.00)
400580.00 - Annuals	0.00	708.00	708.00	0.00	8,500.00	8,500.00
400581.00 - Tree Trimming/Ls Clearance	470.00	424.00	(46.00)	470.00	5,088.00	4,618.00
400578.00 - Landscape Replacement	2,116.50	542.00	(1,574.50)	2,116.50	6,500.00	4,383.50
<b>TOTAL Landscaping</b>	<b>9,612.50</b>	<b>8,520.00</b>	<b>(1,092.50)</b>	<b>23,304.50</b>	<b>102,240.00</b>	<b>78,935.50</b>

# Cypress Springs Owners Association, Inc.

## Income/Expense Statement

From 03/01/2016 to 03/31/2016

	Actual Current Period	Budget Current Period	Variance	YTD Actual	YTD Budget	Variance
<b>Irrigation</b>						
400601.00 - Irrigation Contract	750.00	750.00	0.00	2,250.00	9,000.00	6,750.00
400602.00 - Irrigation Repair	1,995.00	1,250.00	(745.00)	2,182.50	15,000.00	12,817.50
<b>TOTAL Irrigation</b>	<b>2,745.00</b>	<b>2,000.00</b>	<b>(745.00)</b>	<b>4,432.50</b>	<b>24,000.00</b>	<b>19,567.50</b>
<b>Grounds Maintenance</b>						
400651.00 - General Repairs Maintenance	0.00	500.00	500.00	310.00	6,000.00	5,690.00
400655.00 - Fountain Maintenance	0.00	100.00	100.00	0.00	1,200.00	1,200.00
400657.00 - Pump Maintenance / Upgrades	0.00	333.00	333.00	0.00	4,000.00	4,000.00
400659.00 - Tennis Ct & Grounds Maint.	160.00	173.00	13.00	480.00	2,080.00	1,600.00
400660.00 - Lake Maintenance	105.00	105.00	0.00	315.00	1,260.00	945.00
400661.00 - Pressure Wash Bldg & Sidewalk	0.00	333.00	333.00	0.00	4,000.00	4,000.00
<b>TOTAL Grounds Maintenance</b>	<b>265.00</b>	<b>1,544.00</b>	<b>1,279.00</b>	<b>1,105.00</b>	<b>18,540.00</b>	<b>17,435.00</b>
<b>Pool/Clubhouse</b>						
400701.00 - Clubhouse Cleaning	425.00	650.00	225.00	1,560.00	7,800.00	6,240.00
400705.00 - Clubhse Light Fixture Repair	0.00	125.00	125.00	0.00	1,500.00	1,500.00
400710.00 - Clubhouse Structure Repair	0.00	333.00	333.00	0.00	4,000.00	4,000.00
400715.00 - Miscellaneous Clubhouse	48.31	42.00	(6.31)	275.69	500.00	224.31
400725.00 - Pool Maintenance	900.00	900.00	0.00	2,700.00	10,800.00	8,100.00
400730.00 - Pool Equipment Repair	0.00	167.00	167.00	0.00	2,000.00	2,000.00
400735.00 - Pool Furniture	0.00	83.00	83.00	0.00	1,000.00	1,000.00
400745.00 - Clubhouse Pest Control	0.00	50.00	50.00	100.00	600.00	500.00
400750.00 - Termite Bond	336.60	28.00	(308.60)	336.60	337.00	0.40
<b>TOTAL Pool/Clubhouse</b>	<b>1,709.91</b>	<b>2,378.00</b>	<b>668.09</b>	<b>4,972.29</b>	<b>28,537.00</b>	<b>23,564.71</b>

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## Income/Expense Statement

From 03/01/2016 to 03/31/2016

	Actual Current Period	Budget Current Period	Variance	YTD Actual	YTD Budget	Variance
<b>Utilities</b>						
400775.00 - Electricity	356.43	2,583.00	2,226.57	6,442.31	31,000.00	24,557.69
400780.00 - Water & Sewer	41.08	417.00	375.92	134.75	5,000.00	4,865.25
<b>TOTAL Utilities</b>	<b>397.51</b>	<b>3,000.00</b>	<b>2,602.49</b>	<b>6,577.06</b>	<b>36,000.00</b>	<b>29,422.94</b>
<b>Transfers to Reserves</b>						
400802.00 - Placed In Reserve-Pavements	80.00	80.00	0.00	240.00	960.00	720.00
400804.00 - Placed In Res-Clubhouse	405.00	405.00	0.00	1,215.00	4,860.00	3,645.00
400806.00 - Placed In Reserve-Landscape	500.00	500.00	0.00	1,500.00	6,000.00	4,500.00
400808.00 - Placed In Res-Site Improvement	2,455.00	2,455.00	0.00	7,365.00	29,460.00	22,095.00
400810.00 - Plc In Res-Pool & Equipment	515.00	515.00	0.00	1,545.00	6,180.00	4,635.00
<b>TOTAL Transfers to Reserves</b>	<b>3,955.00</b>	<b>3,955.00</b>	<b>0.00</b>	<b>11,865.00</b>	<b>47,460.00</b>	<b>35,595.00</b>
<b>Total Expense</b>	<b>33,473.07</b>	<b>36,210.00</b>	<b>2,736.93</b>	<b>107,875.41</b>	<b>434,512.00</b>	<b>326,636.59</b>
<b>Net Income</b>	<b>(32,160.97)</b>	<b>(1.00)</b>	<b>(32,159.97)</b>	<b>5,391.54</b>	<b>0.00</b>	<b>5,391.54</b>