



**Financial Report Package
08/01/2021 to 08/31/2021**

Prepared for

Cypress Springs Owners Association, Inc.

By

HomeRiver Group

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Revenue/Income							
3020-00 Assessments - Quarterly	\$37,625.67	\$37,625.67	\$-	\$301,004.36	\$301,005.36	(\$1.00)	\$451,508.00
3080-00 Interest Earned	3.06	-	3.06	140.44	-	140.44	-
3100-00 Late Fees and Interest	957.84	-	957.84	4,590.48	-	4,590.48	-
3140-00 Collection Income	554.22	-	554.22	4,167.72	-	4,167.72	-
3150-00 Keys - Remotes - Cards	-	-	-	400.00	-	400.00	-
3180-00 Legal Fees Reimbursed	-	-	-	2,609.00	-	2,609.00	-
3210-00 Clubhouse Usage Income	345.00	-	345.00	815.00	-	815.00	-
3220-00 Miscellaneous Income	-	-	-	2,500.00	-	2,500.00	-
Total Revenue/Income	\$39,485.79	\$37,625.67	\$1,860.12	\$316,227.00	\$301,005.36	\$15,221.64	\$451,508.00
Total OPERATING INCOME	\$39,485.79	\$37,625.67	\$1,860.12	\$316,227.00	\$301,005.36	\$15,221.64	\$451,508.00
OPERATING EXPENSE							
Administrative Expenses							
4020-00 Web Site Maintenance	230.00	14.17	(215.83)	230.00	113.36	(116.64)	170.00
4030-00 Accounting/Audit Fees	-	250.00	250.00	2,975.00	2,000.00	(975.00)	3,000.00
4040-00 Coupon Book Expense	26.25	333.33	307.08	3,580.50	2,666.64	(913.86)	4,000.00
4050-00 Legal Expenses	2,149.80	833.33	(1,316.47)	12,567.20	6,666.64	(5,900.56)	10,000.00
4060-00 Management Services	3,647.92	3,647.92	-	29,183.36	29,183.36	-	43,775.00
4070-00 Record Storage	50.00	50.00	-	400.00	400.00	-	600.00
4080-00 Licenses - Permits	-	33.33	33.33	390.00	266.64	(123.36)	400.00
4110-00 Bad Debt Expense	-	333.33	333.33	2,375.80	2,666.64	290.84	4,000.00
4120-00 Admin Fees Exp HRG	2,041.20	1,666.67	(374.53)	14,915.40	13,333.36	(1,582.04)	20,000.00
4150-00 Miscellaneous Expense	-	41.67	41.67	327.50	333.36	5.86	500.00
4160-00 Security (pool guards)	1,220.00	1,333.33	113.33	4,100.00	10,666.64	6,566.64	16,000.00
4170-00 Security (sheriff dept)	1,179.21	1,666.67	487.46	9,413.38	13,333.36	3,919.98	20,000.00
4180-00 Camera Maint & Surveillance	1,507.18	416.67	(1,090.51)	3,993.86	3,333.36	(660.50)	5,000.00
4190-00 Security (Night Patrol)	2,432.00	2,426.67	(5.33)	19,988.00	19,413.36	(574.64)	29,120.00
Total Administrative Expenses	\$14,483.56	\$13,047.09	(\$1,436.47)	\$104,440.00	\$104,376.72	(\$63.28)	\$156,565.00
Insurance							
4510-00 Insurance - GL/Property	1,130.38	1,083.33	(47.05)	9,043.04	8,666.64	(376.40)	13,000.00
4520-00 Insurance - D & O	270.00	266.67	(3.33)	2,160.00	2,133.36	(26.64)	3,200.00
4530-00 Insurance - Umbrella	117.83	216.67	98.84	942.64	1,733.36	790.72	2,600.00
4540-00 Insurance - Worker's Comp	617.00	54.17	(562.83)	617.00	433.36	(183.64)	650.00
Total Insurance	\$2,135.21	\$1,620.84	(\$514.37)	\$12,762.68	\$12,966.72	\$204.04	\$19,450.00
Landscaping/Maintenance							
5505-00 Landscape Maint Contract	7,874.35	7,933.33	58.98	62,994.80	63,466.64	471.84	95,200.00
5510-00 Landscape Replacement	-	206.92	206.92	560.30	1,655.36	1,095.06	2,483.00
5515-00 Mulch	-	1,666.67	1,666.67	17,935.00	13,333.36	(4,601.64)	20,000.00
5520-00 Annuals	1,200.00	333.33	(866.67)	3,075.00	2,666.64	(408.36)	4,000.00
5525-00 Tree Trim LS Clearance	1,269.00	666.67	(602.33)	3,844.00	5,333.36	1,489.36	8,000.00
Total Landscaping/Maintenance	\$10,343.35	\$10,806.92	\$463.57	\$88,409.10	\$86,455.36	(\$1,953.74)	\$129,683.00
Irrigation							
5530-00 Irrigation Maintenance	750.00	750.00	-	6,000.00	6,000.00	-	9,000.00
5535-00 Irrigation Repair	505.00	1,250.00	745.00	7,560.00	10,000.00	2,440.00	15,000.00
Total Irrigation	\$1,255.00	\$2,000.00	\$745.00	\$13,560.00	\$16,000.00	\$2,440.00	\$24,000.00
Grounds Maintenance							

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
5537-00 Grand Scheme Play Ground	\$-	\$166.67	\$166.67	\$-	\$1,333.36	\$1,333.36	\$2,000.00
5540-00 General Repairs	-	250.00	250.00	1,014.24	2,000.00	985.76	3,000.00
5545-00 Fountain Maintenance	-	125.00	125.00	300.34	1,000.00	699.66	1,500.00
5555-00 Tennis Ct & Grounds	270.00	250.00	(20.00)	1,841.03	2,000.00	158.97	3,000.00
5560-00 Lake Maintenance	140.00	140.00	-	1,120.00	1,120.00	-	1,680.00
5565-00 Pressure Wash Bldg & Sidewalks	-	708.33	708.33	-	5,666.64	5,666.64	8,500.00
Total Grounds Maintenance	\$410.00	\$1,640.00	\$1,230.00	\$4,275.61	\$13,120.00	\$8,844.39	\$19,680.00
Pool/Clubhouse							
5570-00 Clubhouse Maint Cleaning	750.00	750.00	-	4,065.00	6,000.00	1,935.00	9,000.00
5575-00 Clubhouse Lighting Repair	20.00	41.67	21.67	20.00	333.36	313.36	500.00
5580-00 Clubhouse Structure Repair/Paint	40.00	125.00	85.00	85.01	1,000.00	914.99	1,500.00
5585-00 Clubhouse Restroom Maint	30.00	166.67	136.67	705.72	1,333.36	627.64	2,000.00
5590-00 Clubhouse Miscellaneous	95.00	41.67	(53.33)	135.00	333.36	198.36	500.00
5595-00 Pool Maintenance Contract	900.00	900.00	-	7,200.00	7,200.00	-	10,800.00
5600-00 Pool Equipment/Repair	34.49	83.33	48.84	6,852.31	666.64	(6,185.67)	1,000.00
5605-00 Pool Deck Painting & Repair	-	83.33	83.33	315.00	666.64	351.64	1,000.00
5700-00 Clubhouse Pest Control	50.00	50.00	-	200.00	400.00	200.00	600.00
5710-00 Clubhouse Termite Bond	-	29.17	29.17	336.60	233.36	(103.24)	350.00
Total Pool/Clubhouse	\$1,919.49	\$2,270.84	\$351.35	\$19,914.64	\$18,166.72	(\$1,747.92)	\$27,250.00
Utilities							
6010-00 Electric	2,316.00	2,583.33	267.33	17,774.83	20,666.64	2,891.81	31,000.00
6020-00 Water	123.30	166.67	43.37	1,154.52	1,333.36	178.84	2,000.00
Total Utilities	\$2,439.30	\$2,750.00	\$310.70	\$18,929.35	\$22,000.00	\$3,070.65	\$33,000.00
Reserve Expenses							
9105-00 Transfers To Reserves	3,490.00	3,490.00	-	27,920.00	27,920.00	-	41,880.00
Total Reserve Expenses	\$3,490.00	\$3,490.00	\$-	\$27,920.00	\$27,920.00	\$0.00	\$41,880.00
Total OPERATING EXPENSE	\$36,475.91	\$37,625.69	\$1,149.78	\$290,211.38	\$301,005.52	\$10,794.14	\$451,508.00
Net Income:	\$3,009.88	(\$0.02)	\$3,009.90	\$26,015.62	(\$0.16)	\$26,015.78	\$0.00



Balance Sheet - Operating

Cypress Springs Owners Association, Inc.

End Date: 08/31/2021

Assets

Assets

10-1010-00 Current Operating (Popular) \$164,139.86

10-1040-00 Popular CDARS 300,000.00

Total Assets: \$464,139.86

Accounts Receivable

14-1410-00 Accounts Receivable 25,930.87

14-1470-00 Allowance for Doubtful Accounts (26,099.65)

Total Accounts Receivable: (\$168.78)

Prepays & Deposits

16-1430-00 Prepaid Insurance 4,554.66

Total Prepays & Deposits: \$4,554.66

Total Assets: \$468,525.74

Liabilities & Equity

Liabilities

20-2010-00 Accounts Payable 5,641.95

20-2020-00 Prepaid Assessments 31,479.51

20-2040-00 Accrued Expenses 4,397.92

20-2060-00 Deferred Assessments 37,625.64

Total Liabilities: \$79,145.02

Retained Earnings

25-2500-00 Fund Balance 363,365.10

Total Retained Earnings: \$363,365.10

Net Income Gain / Loss 26,015.62 \$26,015.62

Total Liabilities & Equity: \$468,525.74



Balance Sheet - Reserve

Cypress Springs Owners Association, Inc.

End Date: 08/31/2021

Assets

Reserve Bank Accounts

11-1020-00	Current Reserves (Popular)	\$178,497.06
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11-1150-00	CDARS Reserve Funds	50,000.00
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Total Reserve Bank Accounts:		\$228,497.06
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Total Assets:		\$228,497.06
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Liabilities & Equity

Reserve Allocations

21-2110-00	Site Improvements Reserves	70,533.60
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21-2120-00	Clubhouse Reserves	36,506.06
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21-2180-00	Landscape/Irrigation Reserves	39,947.19
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21-2200-00	Pool & Equipment Reserves	38,650.46
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21-2230-00	Pavement Reserves	10,694.02
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21-2280-00	Contingency Reserves	31,983.19
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21-2300-00	Reserve Interest	182.54
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Total Reserve Allocations:		\$228,497.06
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Net Income Gain / Loss		\$0.00

Total Liabilities & Equity:		\$228,497.06
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