



Financial Report Package

07/01/2021 to 07/31/2021

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	\$37,624.67	\$37,625.67	(\$1.00)	\$263,378.69	\$263,379.69	(\$1.00)	\$451,508.00
3080-00 Interest Earned	2.90	-	2.90	137.38	-	137.38	-
3100-00 Late Fees and Interest	258.43	-	258.43	3,632.64	-	3,632.64	-
3140-00 Collection Income	1,168.50	-	1,168.50	3,613.50	-	3,613.50	-
3150-00 Keys - Remotes - Cards	-	-	-	400.00	-	400.00	-
3180-00 Legal Fees Reimbursed	(8.00)	-	(8.00)	2,609.00	-	2,609.00	-
3210-00 Clubhouse Usage Income	300.00	-	300.00	470.00	-	470.00	-
3220-00 Miscellaneous Income	-	-	-	2,500.00	-	2,500.00	-
Total Revenue/Income	\$39,346.50	\$37,625.67	\$1,720.83	\$276,741.21	\$263,379.69	\$13,361.52	\$451,508.00
Total OPERATING INCOME	\$39,346.50	\$37,625.67	\$1,720.83	\$276,741.21	\$263,379.69	\$13,361.52	\$451,508.00
OPERATING EXPENSE							
Administrative Expenses							
4020-00 Web Site Maintenance	-	14.17	14.17	-	99.19	99.19	170.00
4030-00 Accounting/Audit Fees	-	250.00	250.00	2,975.00	1,750.00	(1,225.00)	3,000.00
4040-00 Coupon Book Expense	10.50	333.33	322.83	3,554.25	2,333.31	(1,220.94)	4,000.00
4050-00 Legal Expenses	-	833.33	833.33	10,417.40	5,833.31	(4,584.09)	10,000.00
4060-00 Management Services	3,647.92	3,647.92	-	25,535.44	25,535.44	-	43,775.00
4070-00 Record Storage	50.00	50.00	-	350.00	350.00	-	600.00
4080-00 Licenses - Permits	-	33.33	33.33	390.00	233.31	(156.69)	400.00
4110-00 Bad Debt Expense	224.38	333.33	108.95	2,375.80	2,333.31	(42.49)	4,000.00
4120-00 Admin Fees Exp HRG	2,221.40	1,666.67	(554.73)	12,874.20	11,666.69	(1,207.51)	20,000.00
4150-00 Miscellaneous Expense	-	41.67	41.67	327.50	291.69	(35.81)	500.00
4160-00 Security (pool guards)	1,040.00	1,333.33	293.33	2,880.00	9,333.31	6,453.31	16,000.00
4170-00 Security (sheriff dept)	1,378.45	1,666.67	288.22	8,234.17	11,666.69	3,432.52	20,000.00
4180-00 Camera Maint & Surveillance	42.80	416.67	373.87	2,486.68	2,916.69	430.01	5,000.00
4190-00 Security (Night Patrol)	2,508.00	2,426.67	(81.33)	17,556.00	16,986.69	(569.31)	29,120.00
Total Administrative Expenses	\$11,123.45	\$13,047.09	\$1,923.64	\$89,956.44	\$91,329.63	\$1,373.19	\$156,565.00
Insurance							
4510-00 Insurance - GL/Property	1,130.38	1,083.33	(47.05)	7,912.66	7,583.31	(329.35)	13,000.00
4520-00 Insurance - D & O	270.00	266.67	(3.33)	1,890.00	1,866.69	(23.31)	3,200.00
4530-00 Insurance - Umbrella	117.83	216.67	98.84	824.81	1,516.69	691.88	2,600.00
4540-00 Insurance - Worker's Comp	-	54.17	54.17	-	379.19	379.19	650.00
Total Insurance	\$1,518.21	\$1,620.84	\$102.63	\$10,627.47	\$11,345.88	\$718.41	\$19,450.00
Landscaping/Maintenance							
5505-00 Landscape Maint Contract	7,874.35	7,933.33	58.98	55,120.45	55,533.31	412.86	95,200.00
5510-00 Landscape Replacement	-	206.92	206.92	560.30	1,448.44	888.14	2,483.00
5515-00 Mulch	-	1,666.67	1,666.67	17,935.00	11,666.69	(6,268.31)	20,000.00
5520-00 Annuals	-	333.33	333.33	1,875.00	2,333.31	458.31	4,000.00
5525-00 Tree Trim LS Clearance	-	666.67	666.67	2,575.00	4,666.69	2,091.69	8,000.00
Total Landscaping/Maintenance	\$7,874.35	\$10,806.92	\$2,932.57	\$78,065.75	\$75,648.44	(\$2,417.31)	\$129,683.00
Irrigation							
5530-00 Irrigation Maintenance	750.00	750.00	-	5,250.00	5,250.00	-	9,000.00
5535-00 Irrigation Repair	330.00	1,250.00	920.00	7,055.00	8,750.00	1,695.00	15,000.00
Total Irrigation	\$1,080.00	\$2,000.00	\$920.00	\$12,305.00	\$14,000.00	\$1,695.00	\$24,000.00
Grounds Maintenance							
5537-00 Grand Scheme Play Ground	-	166.67	166.67	-	1,166.69	1,166.69	2,000.00
5540-00 General Repairs	-	250.00	250.00	1,014.24	1,750.00	735.76	3,000.00
5545-00 Fountain Maintenance	-	125.00	125.00	300.34	875.00	574.66	1,500.00
5555-00 Tennis Ct & Grounds	510.42	250.00	(260.42)	1,571.03	1,750.00	178.97	3,000.00
5560-00 Lake Maintenance	140.00	140.00	-	980.00	980.00	-	1,680.00
5565-00 Pressure Wash Bldg & Sidewalks	-	708.33	708.33	-	4,958.31	4,958.31	8,500.00
Total Grounds Maintenance	\$650.42	\$1,640.00	\$989.58	\$3,865.61	\$11,480.00	\$7,614.39	\$19,680.00
Pool/Clubhouse							
5570-00 Clubhouse Maint Cleaning	725.00	750.00	25.00	3,315.00	5,250.00	1,935.00	9,000.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5575-00 Clubhouse Lighting Repair	\$-	\$41.67	\$41.67	\$-	\$291.69	\$291.69	\$500.00
5580-00 Clubhouse Structure Repair/Paint	-	125.00	125.00	45.01	875.00	829.99	1,500.00
5585-00 Clubhouse Restroom Maint	-	166.67	166.67	675.72	1,166.69	490.97	2,000.00
5590-00 Clubhouse Miscellaneous	-	41.67	41.67	40.00	291.69	251.69	500.00
5595-00 Pool Maintenance Contract	900.00	900.00	-	6,300.00	6,300.00	-	10,800.00
5600-00 Pool Equipment/Repair	5,194.90	83.33	(5,111.57)	6,817.82	583.31	(6,234.51)	1,000.00
5605-00 Pool Deck Painting & Repair	-	83.33	83.33	315.00	583.31	268.31	1,000.00
5700-00 Clubhouse Pest Control	50.00	50.00	-	150.00	350.00	200.00	600.00
5710-00 Clubhouse Termite Bond	-	29.17	29.17	336.60	204.19	(132.41)	350.00
Total Pool/Clubhouse	\$6,869.90	\$2,270.84	(\$4,599.06)	\$17,995.15	\$15,895.88	(\$2,099.27)	\$27,250.00
Utilities							
6010-00 Electric	2,381.58	2,583.33	201.75	15,458.83	18,083.31	2,624.48	31,000.00
6020-00 Water	84.17	166.67	82.50	1,031.22	1,166.69	135.47	2,000.00
Total Utilities	\$2,465.75	\$2,750.00	\$284.25	\$16,490.05	\$19,250.00	\$2,759.95	\$33,000.00
Reserve Expenses							
9105-00 Transfers To Reserves	3,490.00	3,490.00	-	24,430.00	24,430.00	-	41,880.00
Total Reserve Expenses	\$3,490.00	\$3,490.00	\$-	\$24,430.00	\$24,430.00	\$0.00	\$41,880.00
Total OPERATING EXPENSE	\$35,072.08	\$37,625.69	\$2,553.61	\$253,735.47	\$263,379.83	\$9,644.36	\$451,508.00
Net Income:	\$4,274.42	(\$0.02)	\$4,274.44	\$23,005.74	(\$0.14)	\$23,005.88	\$0.00



Balance Sheet - Operating

Cypress Springs Owners Association, Inc.
End Date: 07/31/2021

Date: 8/23/2021
Time: 10:32 am
Page: 1

Assets

Assets

10-1010-00	Current Operating (Popular)	\$180,714.70
10-1040-00	Popular CDARS	300,000.00

Total Assets: \$480,714.70

Accounts Receivable

14-1410-00	Accounts Receivable	37,133.16
14-1470-00	Allowance for Doubtful Accounts	(26,099.65)

Total Accounts Receivable: \$11,033.51

Prepays & Deposits

16-1430-00	Prepaid Insurance	6,072.87
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Total Prepays & Deposits: \$6,072.87

Total Assets: \$497,821.08

Liabilities & Equity

Liabilities

20-2010-00	Accounts Payable	7,803.15
20-2020-00	Prepaid Assessments	28,395.78
20-2060-00	Deferred Assessments	75,251.31

Total Liabilities: \$111,450.24

Retained Earnings

25-2500-00	Fund Balance	363,365.10
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Total Retained Earnings: \$363,365.10

Net Income Gain / Loss	23,005.74
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\$23,005.74

Total Liabilities & Equity: \$497,821.08



Balance Sheet - Reserve

Cypress Springs Owners Association, Inc.
End Date: 07/31/2021

Date: 8/23/2021
Time: 10:32 am
Page: 2

Assets

Reserve Bank Accounts

11-1020-00	Current Reserves (Popular)	\$174,984.03	
11-1150-00	CDARS Reserve Funds	50,000.00	

Total Reserve Bank Accounts: \$224,984.03

Total Assets: \$224,984.03

Liabilities & Equity

Reserve Allocations

21-2110-00	Site Improvements Reserves	69,348.60	
21-2120-00	Clubhouse Reserves	35,656.06	
21-2180-00	Landscape/Irrigation Reserves	39,447.19	
21-2200-00	Pool & Equipment Reserves	37,820.46	
21-2230-00	Pavement Reserves	10,569.02	
21-2280-00	Contingency Reserves	31,983.19	
21-2300-00	Reserve Interest	159.51	

Total Reserve Allocations: \$224,984.03

Net Income Gain / Loss 0.00

\$0.00

Total Liabilities & Equity: \$224,984.03