



**Financial Report Package
09/01/2021 to 09/30/2021**

Prepared for

Cypress Springs Owners Association, Inc.

By

HomeRiver Group

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
Revenue/Income							
3020-00 Assessments - Quarterly	\$37,625.67	\$37,625.67	\$-	\$338,630.03	\$338,631.03	(\$1.00)	\$451,508.00
3080-00 Interest Earned	2.63	-	2.63	143.07	-	143.07	-
3100-00 Late Fees and Interest	296.95	-	296.95	4,887.43	-	4,887.43	-
3140-00 Collection Income	665.00	-	665.00	4,832.72	-	4,832.72	-
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	770.00	-	770.00	1,585.00	-	1,585.00	-
3220-00 Miscellaneous Income	-	-	-	2,500.00	-	2,500.00	-
Total Revenue/Income	\$39,360.25	\$37,625.67	\$1,734.58	\$355,587.25	\$338,631.03	\$16,956.22	\$451,508.00
Total OPERATING INCOME	\$39,360.25	\$37,625.67	\$1,734.58	\$355,587.25	\$338,631.03	\$16,956.22	\$451,508.00
OPERATING EXPENSE							
Administrative Expenses							
4020-00 Web Site Maintenance	-	14.17	14.17	230.00	127.53	(102.47)	170.00
4030-00 Accounting/Audit Fees	-	250.00	250.00	2,975.00	2,250.00	(725.00)	3,000.00
4040-00 Coupon Book Expense	26.25	333.33	307.08	3,606.75	2,999.97	(606.78)	4,000.00
4050-00 Legal Expenses	1,925.00	833.33	(1,091.67)	14,492.20	7,499.97	(6,992.23)	10,000.00
4060-00 Management Services	-	3,647.92	3,647.92	32,831.28	32,831.28	-	43,775.00
4070-00 Record Storage	50.00	50.00	-	450.00	450.00	-	600.00
4080-00 Licenses - Permits	-	33.33	33.33	390.00	299.97	(90.03)	400.00
4110-00 Bad Debt Expense	-	333.33	333.33	2,375.80	2,999.97	624.17	4,000.00
4120-00 Admin Fees Exp HRG	5,241.14	1,666.67	(3,574.47)	20,156.54	15,000.03	(5,156.51)	20,000.00
4150-00 Miscellaneous Expense	-	41.67	41.67	327.50	375.03	47.53	500.00
4160-00 Security (pool guards)	1,920.00	1,333.33	(586.67)	6,020.00	11,999.97	5,979.97	16,000.00
4170-00 Security (sheriff dept)	1,338.65	1,666.67	328.02	10,752.03	15,000.03	4,248.00	20,000.00
4180-00 Camera Maint & Surveillance	415.01	416.67	1.66	4,408.87	3,750.03	(658.84)	5,000.00
4190-00 Security (Night Patrol)	3,116.00	2,426.67	(689.33)	23,104.00	21,840.03	(1,263.97)	29,120.00
Total Administrative Expenses	\$14,032.05	\$13,047.09	(\$984.96)	\$122,119.97	\$117,423.81	(\$4,696.16)	\$156,565.00
Insurance							
4510-00 Insurance - GL/Property	1,130.38	1,083.33	(47.05)	10,173.42	9,749.97	(423.45)	13,000.00
4520-00 Insurance - D & O	270.00	266.67	(3.33)	2,430.00	2,400.03	(29.97)	3,200.00
4530-00 Insurance - Umbrella	117.83	216.67	98.84	1,060.47	1,950.03	889.56	2,600.00
4540-00 Insurance - Worker's Comp	-	54.17	54.17	617.00	487.53	(129.47)	650.00
Total Insurance	\$1,518.21	\$1,620.84	\$102.63	\$14,280.89	\$14,587.56	\$306.67	\$19,450.00
Landscaping/Maintenance							
5505-00 Landscape Maint Contract	7,874.35	7,933.33	58.98	70,869.15	71,399.97	530.82	95,200.00
5510-00 Landscape Replacement	1,138.50	206.92	(931.58)	1,698.80	1,862.28	163.48	2,483.00
5515-00 Mulch	-	1,666.67	1,666.67	17,935.00	15,000.03	(2,934.97)	20,000.00
5520-00 Annuals	-	333.33	333.33	3,075.00	2,999.97	(75.03)	4,000.00
5525-00 Tree Trim LS Clearance	500.00	666.67	166.67	4,344.00	6,000.03	1,656.03	8,000.00
Total Landscaping/Maintenance	\$9,512.85	\$10,806.92	\$1,294.07	\$97,921.95	\$97,262.28	(\$659.67)	\$129,683.00
Irrigation							
5530-00 Irrigation Maintenance	750.00	750.00	-	6,750.00	6,750.00	-	9,000.00
5535-00 Irrigation Repair	933.00	1,250.00	317.00	8,493.00	11,250.00	2,757.00	15,000.00
Total Irrigation	\$1,683.00	\$2,000.00	\$317.00	\$15,243.00	\$18,000.00	\$2,757.00	\$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	\$-	\$1,500.03	\$1,500.03	\$2,000.00
5540-00 General Repairs	80.00	250.00	170.00	1,094.24	2,250.00	1,155.76	3,000.00
5545-00 Fountain Maintenance	514.10	125.00	(389.10)	814.44	1,125.00	310.56	1,500.00
5555-00 Tennis Ct & Grounds	7,805.68	250.00	(7,555.68)	9,646.71	2,250.00	(7,396.71)	3,000.00
5560-00 Lake Maintenance	800.00	140.00	(660.00)	1,920.00	1,260.00	(660.00)	1,680.00
5565-00 Pressure Wash Bldg & Sidewalks	-	708.33	708.33	-	6,374.97	6,374.97	8,500.00
Total Grounds Maintenance	\$9,199.78	\$1,640.00	(\$7,559.78)	\$13,475.39	\$14,760.00	\$1,284.61	\$19,680.00
Pool/Clubhouse							
5570-00 Clubhouse Maint Cleaning	1,800.00	750.00	(1,050.00)	5,115.00	6,750.00	1,635.00	9,000.00
5575-00 Clubhouse Lighting Repair	-	41.67	41.67	20.00	375.03	355.03	500.00
5580-00 Clubhouse Structure Repair/Paint	50.00	125.00	75.00	135.01	1,125.00	989.99	1,500.00
5585-00 Clubhouse Restroom Maint	-	166.67	166.67	705.72	1,500.03	794.31	2,000.00
5590-00 Clubhouse Miscellaneous	215.79	41.67	(174.12)	350.79	375.03	24.24	500.00
5595-00 Pool Maintenance Contract	900.00	900.00	-	8,100.00	8,100.00	-	10,800.00
5600-00 Pool Equipment/Repair	200.98	83.33	(117.65)	7,053.29	749.97	(6,303.32)	1,000.00
5605-00 Pool Deck Painting & Repair	-	83.33	83.33	315.00	749.97	434.97	1,000.00
5700-00 Clubhouse Pest Control	-	50.00	50.00	200.00	450.00	250.00	600.00
5710-00 Clubhouse Termite Bond	-	29.17	29.17	336.60	262.53	(74.07)	350.00
Total Pool/Clubhouse	\$3,166.77	\$2,270.84	(\$895.93)	\$22,331.41	\$20,437.56	(\$1,893.85)	\$27,250.00
Utilities							
6010-00 Electric	2,664.26	2,583.33	(80.93)	20,439.09	23,249.97	2,810.88	31,000.00
6020-00 Water	184.62	166.67	(17.95)	1,339.14	1,500.03	160.89	2,000.00
Total Utilities	\$2,848.88	\$2,750.00	(\$98.88)	\$21,778.23	\$24,750.00	\$2,971.77	\$33,000.00
Reserve Expenses							
9105-00 Transfers To Reserves	3,490.00	3,490.00	-	31,410.00	31,410.00	-	41,880.00
Total Reserve Expenses	\$3,490.00	\$3,490.00	\$-	\$31,410.00	\$31,410.00	\$0.00	\$41,880.00
Total OPERATING EXPENSE	\$45,451.54	\$37,625.69	(\$7,825.85)	\$338,560.84	\$338,631.21	\$70.37	\$451,508.00
Net Income:	(\$6,091.29)	(\$0.02)	(\$6,091.27)	\$17,026.41	(\$0.18)	\$17,026.59	\$0.00



Balance Sheet - Operating

Cypress Springs Owners Association, Inc.

End Date: 09/30/2021

Assets

Assets

10-1010-00 Current Operating (Popular) \$153,435.94

10-1040-00 Popular CDARS 300,000.00

Total Assets: \$453,435.94

Accounts Receivable

14-1410-00 Accounts Receivable 24,031.93

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

Total Accounts Receivable: (\$2,067.72)

Prepays & Deposits

16-1430-00 Prepaid Insurance 3,036.45

Total Prepays & Deposits: \$3,036.45

Total Assets: \$454,404.67

Liabilities & Equity

Liabilities

20-2010-00 Accounts Payable 19,551.34

20-2020-00 Prepaid Assessments 54,461.85

20-2060-00 Deferred Assessments (0.03)

Total Liabilities: \$74,013.16

Retained Earnings

25-2500-00 Fund Balance 363,365.10

Total Retained Earnings: \$363,365.10

Net Income Gain / Loss 17,026.41 \$17,026.41

Total Liabilities & Equity: \$454,404.67



Balance Sheet - Reserve

Cypress Springs Owners Association, Inc.

End Date: 09/30/2021

Assets

Reserve Bank Accounts

11-1020-00	Current Reserves (Popular)	\$182,009.09
11-1150-00	CDARS Reserve Funds	50,000.00

Total Reserve Bank Accounts: \$232,009.09

Total Assets: **\$232,009.09**

Liabilities & Equity

Reserve Allocations

21-2110-00	Site Improvements Reserves	71,718.60
21-2120-00	Clubhouse Reserves	37,356.06
21-2180-00	Landscape/Irrigation Reserves	40,447.19
21-2200-00	Pool & Equipment Reserves	39,480.46
21-2230-00	Pavement Reserves	10,819.02
21-2280-00	Contingency Reserves	31,983.19
21-2300-00	Reserve Interest	204.57

Total Reserve Allocations: \$232,009.09

Net Income Gain / Loss 0.00

\$0.00

Total Liabilities & Equity: **\$232,009.09**