



**Financial Report Package
04/01/2021 to 04/30/2021**

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	\$-	\$150,502.68	\$150,502.68	\$-	\$451,508.00
3080-00 Interest Earned	2.65	-	2.65	9.62	-	9.62	-
3100-00 Late Fees and Interest	308.67	-	308.67	2,044.02	-	2,044.02	-
3140-00 Collection Income	600.00	-	600.00	1,915.00	-	1,915.00	-
3150-00 Keys - Remotes - Cards	75.00	-	75.00	275.00	-	275.00	-
3180-00 Legal Fees Reimbursed	-	-	-	1,656.00	-	1,656.00	-
3220-00 Miscellaneous Income	-	-	-	2,500.00	-	2,500.00	-
Total Revenue/Income	\$38,611.99	\$37,625.67	\$986.32	\$158,902.32	\$150,502.68	\$8,399.64	\$451,508.00
Total OPERATING INCOME	\$38,611.99	\$37,625.67	\$986.32	\$158,902.32	\$150,502.68	\$8,399.64	\$451,508.00
OPERATING EXPENSE							
Administrative Expenses							
4020-00 Web Site Maintenance	-	14.17	14.17	-	56.68	56.68	170.00
4030-00 Accounting/Audit Fees	-	250.00	250.00	1,375.00	1,000.00	(375.00)	3,000.00
4040-00 Coupon Book Expense	15.75	333.33	317.58	3,522.75	1,333.32	(2,189.43)	4,000.00
4050-00 Legal Expenses	802.50	833.33	30.83	6,004.40	3,333.32	(2,671.08)	10,000.00
4060-00 Management Services	3,647.92	3,647.92	-	14,591.68	14,591.68	-	43,775.00
4070-00 Record Storage	50.00	50.00	-	200.00	200.00	-	600.00
4080-00 Licenses - Permits	75.00	33.33	(41.67)	75.00	133.32	58.32	400.00
4110-00 Bad Debt Expense	-	333.33	333.33	2,151.42	1,333.32	(818.10)	4,000.00
4120-00 Admin Fees Exp HRG	1,273.70	1,666.67	392.97	5,264.10	6,666.68	1,402.58	20,000.00
4150-00 Miscellaneous Expense	-	41.67	41.67	-	166.68	166.68	500.00
4160-00 Security (pool guards)	-	1,333.33	1,333.33	-	5,333.32	5,333.32	16,000.00
4170-00 Security (sheriff dept)	2,494.83	1,666.67	(828.16)	4,712.07	6,666.68	1,954.61	20,000.00
4180-00 Camera Maint & Surveillance	42.80	416.67	373.87	661.50	1,666.68	1,005.18	5,000.00
4190-00 Security (Night Patrol)	3,040.00	2,426.67	(613.33)	11,016.00	9,706.68	(1,309.32)	29,120.00
Total Administrative Expenses	\$11,442.50	\$13,047.09	\$1,604.59	\$49,573.92	\$52,188.36	\$2,614.44	\$156,565.00
Insurance							
4510-00 Insurance - GL/Property	1,130.38	1,083.33	(47.05)	4,521.52	4,333.32	(188.20)	13,000.00
4520-00 Insurance - D & O	270.00	266.67	(3.33)	1,080.00	1,066.68	(13.32)	3,200.00
4530-00 Insurance - Umbrella	117.83	216.67	98.84	471.32	866.68	395.36	2,600.00
4540-00 Insurance - Worker's Comp	-	54.17	54.17	-	216.68	216.68	650.00
Total Insurance	\$1,518.21	\$1,620.84	\$102.63	\$6,072.84	\$6,483.36	\$410.52	\$19,450.00
Landscaping/Maintenance							
5505-00 Landscape Maint Contract	7,874.35	7,933.33	58.98	31,497.40	31,733.32	235.92	95,200.00
5510-00 Landscape Replacement	-	206.92	206.92	560.30	827.68	267.38	2,483.00
5515-00 Mulch	-	1,666.67	1,666.67	17,935.00	6,666.68	(11,268.32)	20,000.00
5520-00 Annuals	1,050.00	333.33	(716.67)	1,875.00	1,333.32	(541.68)	4,000.00
5525-00 Tree Trim LS Clearance	-	666.67	666.67	2,575.00	2,666.68	91.68	8,000.00
Total Landscaping/Maintenance	\$8,924.35	\$10,806.92	\$1,882.57	\$54,442.70	\$43,227.68	(\$11,215.02)	\$129,683.00
Irrigation							
5530-00 Irrigation Maintenance	750.00	750.00	-	3,000.00	3,000.00	-	9,000.00
5535-00 Irrigation Repair	1,190.00	1,250.00	60.00	3,630.00	5,000.00	1,370.00	15,000.00
Total Irrigation	\$1,940.00	\$2,000.00	\$60.00	\$6,630.00	\$8,000.00	\$1,370.00	\$24,000.00
Grounds Maintenance							
5537-00 Grand Scheme Play Ground	-	166.67	166.67	-	666.68	666.68	2,000.00



Income Statement - Operating
Cypress Springs Owners Association, Inc.

Ending Date: 04/30/2021

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
5540-00 General Repairs	\$-	\$250.00	\$250.00	\$964.24	\$1,000.00	\$35.76	\$3,000.00
5545-00 Fountain Maintenance	-	125.00	125.00	300.34	500.00	199.66	1,500.00
5555-00 Tennis Ct & Grounds	200.00	250.00	50.00	903.85	1,000.00	96.15	3,000.00
5560-00 Lake Maintenance	140.00	140.00	-	560.00	560.00	-	1,680.00
5565-00 Pressure Wash Bldg & Sidewalks	-	708.33	708.33	-	2,833.32	2,833.32	8,500.00
Total Grounds Maintenance	\$340.00	\$1,640.00	\$1,300.00	\$2,728.43	\$6,560.00	\$3,831.57	\$19,680.00
Pool/Clubhouse							
5570-00 Clubhouse Maint Cleaning	425.00	750.00	325.00	1,530.00	3,000.00	1,470.00	9,000.00
5575-00 Clubhouse Lighting Repair	-	41.67	41.67	-	166.68	166.68	500.00
5580-00 Clubhouse Structure Repair/Paint	-	125.00	125.00	45.01	500.00	454.99	1,500.00
5585-00 Clubhouse Restroom Maint	-	166.67	166.67	20.00	666.68	646.68	2,000.00
5590-00 Clubhouse Miscellaneous	-	41.67	41.67	-	166.68	166.68	500.00
5595-00 Pool Maintenance Contract	900.00	900.00	-	3,600.00	3,600.00	-	10,800.00
5600-00 Pool Equipment/Repair	-	83.33	83.33	482.92	333.32	(149.60)	1,000.00
5605-00 Pool Deck Painting & Repair	-	83.33	83.33	-	333.32	333.32	1,000.00
5700-00 Clubhouse Pest Control	50.00	50.00	-	100.00	200.00	100.00	600.00
5710-00 Clubhouse Termite Bond	336.60	29.17	(307.43)	336.60	116.68	(219.92)	350.00
Total Pool/Clubhouse	\$1,711.60	\$2,270.84	\$559.24	\$6,114.53	\$9,083.36	\$2,968.83	\$27,250.00
Utilities							
6010-00 Electric	2,175.18	2,583.33	408.15	7,798.39	10,333.32	2,534.93	31,000.00
6020-00 Water	142.48	166.67	24.19	624.47	666.68	42.21	2,000.00
Total Utilities	\$2,317.66	\$2,750.00	\$432.34	\$8,422.86	\$11,000.00	\$2,577.14	\$33,000.00
Reserve Expenses							
9105-00 Transfers To Reserves	3,490.00	3,490.00	-	13,960.00	13,960.00	-	41,880.00
Total Reserve Expenses	\$3,490.00	\$3,490.00	\$-	\$13,960.00	\$13,960.00	\$0.00	\$41,880.00
Total OPERATING EXPENSE	\$31,684.32	\$37,625.69	\$5,941.37	\$147,945.28	\$150,502.76	\$2,557.48	\$451,508.00
Net Income:	\$6,927.67	(\$0.02)	\$6,927.69	\$10,957.04	(\$0.08)	\$10,957.12	\$0.00



Balance Sheet - Operating

Cypress Springs Owners Association, Inc.

End Date: 04/30/2021

Assets

Assets

10-1010-00 Current Operating (Popular) \$163,169.94

10-1040-00 Popular CDARS 300,000.00

Total Assets: \$463,169.94

Accounts Receivable

14-1410-00 Accounts Receivable 40,888.87

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

Total Accounts Receivable: \$14,789.22

Prepays & Deposits

16-1430-00 Prepaid Insurance 10,627.50

Total Prepays & Deposits: \$10,627.50

Total Assets: **\$488,586.66**

Liabilities & Equity

Liabilities

20-2010-00 Accounts Payable 5,964.17

20-2020-00 Prepaid Assessments 32,369.03

20-2040-00 Accrued Expenses 680.00

20-2060-00 Deferred Assessments 75,251.32

Total Liabilities: \$114,264.52

Retained Earnings

25-2500-00 Fund Balance 363,365.10

Total Retained Earnings: \$363,365.10

Net Income Gain / Loss 10,957.04 \$10,957.04

Total Liabilities & Equity: **\$488,586.66**



Assets

Reserve Bank Accounts

11-1020-00	Current Reserves (Popular)	\$164,431.23
11-1150-00	CDARS Reserve Funds	50,000.00

Total Reserve Bank Accounts: \$214,431.23

Total Assets: \$214,431.23

Liabilities & Equity

Reserve Allocations

21-2110-00	Site Improvements Reserves	65,793.60
21-2120-00	Clubhouse Reserves	33,106.06
21-2180-00	Landscape/Irrigation Reserves	37,947.19
21-2200-00	Pool & Equipment Reserves	35,330.46
21-2230-00	Pavement Reserves	10,194.02
21-2280-00	Contingency Reserves	31,983.19
21-2300-00	Reserve Interest	76.71

Total Reserve Allocations: \$214,431.23

Net Income Gain / Loss 0.00 \$0.00

Total Liabilities & Equity: \$214,431.23