

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	\$-	\$75,251.34	\$75,251.34	\$-	\$451,508.00
3080-00 Interest Earned	2.36	-	2.36	4.63	-	4.63	-
3100-00 Late Fees and Interest	959.79	-	959.79	1,009.43	-	1,009.43	-
3140-00 Collection Income	680.00	-	680.00	1,250.00	-	1,250.00	-
3150-00 Keys - Remotes - Cards	25.00	-	25.00	125.00	-	125.00	-
3180-00 Legal Fees Reimbursed	-	-	-	695.00	-	695.00	-
3220-00 Miscellaneous Income	2,400.00	-	2,400.00	2,400.00	-	2,400.00	-
Total Revenue/Income	\$41,692.82	\$37,625.67	\$4,067.15	\$80,735.40	\$75,251.34	\$5,484.06	\$451,508.00
Total OPERATING INCOME	\$41,692.82	\$37,625.67	\$4,067.15	\$80,735.40	\$75,251.34	\$5,484.06	\$451,508.00
OPERATING EXPENSE							
Administrative Expenses							
4020-00 Web Site Maintenance	-	14.17	14.17	-	28.34	28.34	170.00
4030-00 Accounting/Audit Fees	1,375.00	250.00	(1,125.00)	1,375.00	500.00	(875.00)	3,000.00
4040-00 Coupon Book Expense	5.25	333.33	328.08	3,470.25	666.66	(2,803.59)	4,000.00
4050-00 Legal Expenses	1,055.00	833.33	(221.67)	3,270.90	1,666.66	(1,604.24)	10,000.00
4060-00 Management Services	3,647.92	3,647.92	-	7,295.84	7,295.84	-	43,775.00
4070-00 Record Storage	50.00	50.00	-	100.00	100.00	-	600.00
4080-00 Licenses - Permits	-	33.33	33.33	-	66.66	66.66	400.00
4110-00 Bad Debt Expense	2,151.42	333.33	(1,818.09)	2,151.42	666.66	(1,484.76)	4,000.00
4120-00 Admin Fees Exp HRG	1,643.40	1,666.67	23.27	2,925.40	3,333.34	407.94	20,000.00
4150-00 Miscellaneous Expense	-	41.67	41.67	-	83.34	83.34	500.00
4160-00 Security (pool guards)	-	1,333.33	1,333.33	-	2,666.66	2,666.66	16,000.00
4170-00 Security (sheriff dept)	1,182.21	1,666.67	484.46	2,217.24	3,333.34	1,116.10	20,000.00
4180-00 Camera Maint & Surveillance	42.80	416.67	373.87	400.18	833.34	433.16	5,000.00
4190-00 Security (Night Patrol)	2,432.00	2,426.67	(5.33)	5,544.00	4,853.34	(690.66)	29,120.00
Total Administrative Expenses	\$13,585.00	\$13,047.09	(\$537.91)	\$28,750.23	\$26,094.18	(\$2,656.05)	\$156,565.00
Insurance							
4510-00 Insurance - GL/Property	1,130.38	1,083.33	(47.05)	2,260.76	2,166.66	(94.10)	13,000.00
4520-00 Insurance - D & O	270.00	266.67	(3.33)	540.00	533.34	(6.66)	3,200.00
4530-00 Insurance - Umbrella	117.83	216.67	98.84	235.66	433.34	197.68	2,600.00
4540-00 Insurance - Worker's Comp	-	54.17	54.17	-	108.34	108.34	650.00
Total Insurance	\$1,518.21	\$1,620.84	\$102.63	\$3,036.42	\$3,241.68	\$205.26	\$19,450.00
Landscaping/Maintenance							
5505-00 Landscape Maint Contract	7,874.35	7,933.33	58.98	15,748.70	15,866.66	117.96	95,200.00
5510-00 Landscape Replacement	-	206.92	206.92	-	413.84	413.84	2,483.00
5515-00 Mulch	17,935.00	1,666.67	(16,268.33)	17,935.00	3,333.34	(14,601.66)	20,000.00
5520-00 Annuals	-	333.33	333.33	825.00	666.66	(158.34)	4,000.00
5525-00 Tree Trim LS Clearance	2,575.00	666.67	(1,908.33)	2,575.00	1,333.34	(1,241.66)	8,000.00
Total Landscaping/Maintenance	\$28,384.35	\$10,806.92	(\$17,577.43)	\$37,083.70	\$21,613.84	(\$15,469.86)	\$129,683.00
Irrigation							
5530-00 Irrigation Maintenance	750.00	750.00	-	1,500.00	1,500.00	-	9,000.00
5535-00 Irrigation Repair	150.00	1,250.00	1,100.00	1,735.00	2,500.00	765.00	15,000.00
Total Irrigation	\$900.00	\$2,000.00	\$1,100.00	\$3,235.00	\$4,000.00	\$765.00	\$24,000.00
Grounds Maintenance							
5537-00 Grand Scheme Play Ground	-	166.67	166.67	-	333.34	333.34	2,000.00
5540-00 General Repairs	220.00	250.00	30.00	530.00	500.00	(30.00)	3,000.00
5545-00 Fountain Maintenance	-	125.00	125.00	-	250.00	250.00	1,500.00
5555-00 Tennis Ct & Grounds	180.00	250.00	70.00	429.98	500.00	70.02	3,000.00
5560-00 Lake Maintenance	140.00	140.00	-	280.00	280.00	-	1,680.00
5565-00 Pressure Wash Bldg & Sidewalks	-	708.33	708.33	-	1,416.66	1,416.66	8,500.00
Total Grounds Maintenance	\$540.00	\$1,640.00	\$1,100.00	\$1,239.98	\$3,280.00	\$2,040.02	\$19,680.00
Pool/Clubhouse							
5570-00 Clubhouse Maint Cleaning	340.00	750.00	410.00	680.00	1,500.00	820.00	9,000.00
5575-00 Clubhouse Lighting Repair	-	41.67	41.67	-	83.34	83.34	500.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5580-00 Clubhouse Structure Repair/Paint	\$-	\$125.00	\$125.00	\$45.01	\$250.00	\$204.99	\$1,500.00
5585-00 Clubhouse Restroom Maint	-	166.67	166.67	-	333.34	333.34	2,000.00
5590-00 Clubhouse Miscellaneous	-	41.67	41.67	-	83.34	83.34	500.00
5595-00 Pool Maintenance Contract	900.00	900.00	-	1,800.00	1,800.00	-	10,800.00
5600-00 Pool Equipment/Repair	115.96	83.33	(32.63)	115.96	166.66	50.70	1,000.00
5605-00 Pool Deck Painting & Repair	-	83.33	83.33	-	166.66	166.66	1,000.00
5700-00 Clubhouse Pest Control	50.00	50.00	-	50.00	100.00	50.00	600.00
5710-00 Clubhouse Termite Bond	-	29.17	29.17	-	58.34	58.34	350.00
Total Pool/Clubhouse	\$1,405.96	\$2,270.84	\$864.88	\$2,690.97	\$4,541.68	\$1,850.71	\$27,250.00
Utilities							
6010-00 Electric	2,500.19	2,583.33	83.14	4,965.94	5,166.66	200.72	31,000.00
6020-00 Water	157.15	166.67	9.52	364.71	333.34	(31.37)	2,000.00
Total Utilities	\$2,657.34	\$2,750.00	\$92.66	\$5,330.65	\$5,500.00	\$169.35	\$33,000.00
Reserve Expenses							
9105-00 Transfers To Reserves	3,490.00	3,490.00	-	6,980.00	6,980.00	-	41,880.00
Total Reserve Expenses	\$3,490.00	\$3,490.00	\$-	\$6,980.00	\$6,980.00	\$0.00	\$41,880.00
Total OPERATING EXPENSE	\$52,480.86	\$37,625.69	(\$14,855.17)	\$88,346.95	\$75,251.38	(\$13,095.57)	\$451,508.00
Net Income:	(\$10,788.04)	(\$0.02)	(\$10,788.02)	(\$7,611.55)	(\$0.04)	(\$7,611.51)	\$0.00



Balance Sheet - Operating

Cypress Springs Owners Association, Inc.

End Date: 02/28/2021

Date: 4/22/2021

Time: 4:21 pm

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Assets

Assets

10-1010-00	Current Operating (Popular)	\$140,318.64	
10-1040-00	Popular CDARS	300,000.00	

Total Assets: \$440,318.64

Accounts Receivable

14-1410-00	Accounts Receivable	29,097.90	
14-1470-00	Allowance for Doubtful Accounts	(26,099.65)	

Total Accounts Receivable: \$2,998.25

Prepays & Deposits

16-1430-00	Prepaid Insurance	13,663.92	
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Total Prepays & Deposits: \$13,663.92

Total Assets: \$456,980.81

Liabilities & Equity

Liabilities

20-2010-00	Accounts Payable	25,032.81	
20-2020-00	Prepaid Assessments	37,888.79	
20-2040-00	Accrued Expenses	680.00	
20-2060-00	Deferred Assessments	37,625.66	

Total Liabilities: \$101,227.26

Retained Earnings

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

Net Income Gain / Loss (7,611.55)
(\$7,611.55)

Total Liabilities & Equity: \$456,980.81



Balance Sheet - Reserve
Cypress Springs Owners Association, Inc.
End Date: 02/28/2021

Date: 4/22/2021
Time: 4:21 pm
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Assets

Reserve Bank Accounts			
11-1020-00	Current Reserves (Popular)	\$157,410.03	
11-1150-00	CDARS Reserve Funds	50,000.00	
Total Reserve Bank Accounts:			<u>\$207,410.03</u>
Total Assets:			<u>\$207,410.03</u>

Liabilities & Equity

Reserve Allocations			
21-2110-00	Site Improvements Reserves	63,423.60	
21-2120-00	Clubhouse Reserves	31,406.06	
21-2180-00	Landscape/Irrigation Reserves	36,947.19	
21-2200-00	Pool & Equipment Reserves	33,670.46	
21-2230-00	Pavement Reserves	9,944.02	
21-2280-00	Contingency Reserves	31,983.19	
21-2300-00	Reserve Interest	35.51	
Total Reserve Allocations:			<u>\$207,410.03</u>
	Net Income Gain / Loss	<u>0.00</u>	
			<u>\$0.00</u>
Total Liabilities & Equity:			<u>\$207,410.03</u>