



**Balance Sheet - Operating**  
Cypress Springs Owners Association, Inc.  
End Date: 03/31/2021

Date: 5/6/2021  
Time: 2:51 am  
Page: 1

**Assets**

Assets

10-1010-00	Current Operating (Popular)	\$123,282.14	
10-1040-00	Popular CDARS	300,000.00	
Total Assets:			<u>\$423,282.14</u>

Accounts Receivable

14-1410-00	Accounts Receivable	26,269.74	
14-1470-00	Allowance for Doubtful Accounts	(26,099.65)	
Total Accounts Receivable:			<u>\$170.09</u>

Prepays & Deposits

16-1430-00	Prepaid Insurance	12,145.71	
Total Prepays & Deposits:			<u>\$12,145.71</u>

**Total Assets:** \$435,597.94

**Liabilities & Equity**

Liabilities

20-2010-00	Accounts Payable	3,495.48	
20-2020-00	Prepaid Assessments	64,028.00	
20-2040-00	Accrued Expenses	680.00	
20-2060-00	Deferred Assessments	(0.01)	
Total Liabilities:			<u>\$68,203.47</u>

Retained Earnings

25-2500-00	Fund Balance	363,365.10	
Total Retained Earnings:			<u>\$363,365.10</u>
	Net Income Gain / Loss	4,029.37	
			<u>\$4,029.37</u>

**Total Liabilities & Equity:** \$435,597.94



**Balance Sheet - Reserve**

Cypress Springs Owners Association, Inc.

End Date: 03/31/2021

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Page: 2

**Assets**

Reserve Bank Accounts

11-1020-00	Current Reserves (Popular)	\$160,921.36
11-1150-00	CDARS Reserve Funds	50,000.00

Total Reserve Bank Accounts: \$210,921.36

**Total Assets:** \$210,921.36

**Liabilities & Equity**

Reserve Allocations

21-2110-00	Site Improvements Reserves	64,608.60
21-2120-00	Clubhouse Reserves	32,256.06
21-2180-00	Landscape/Irrigation Reserves	37,447.19
21-2200-00	Pool & Equipment Reserves	34,500.46
21-2230-00	Pavement Reserves	10,069.02
21-2280-00	Contingency Reserves	31,983.19
21-2300-00	Reserve Interest	56.84

Total Reserve Allocations: \$210,921.36

Net Income Gain / Loss 0.00

\$0.00

**Total Liabilities & Equity:** \$210,921.36

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>Revenue/Income</b>							
3020-00 Assessments - Quarterly	\$37,625.67	\$37,625.67	\$-	\$112,877.01	\$112,877.01	\$-	\$451,508.00
3080-00 Interest Earned	2.34	-	2.34	6.97	-	6.97	-
3100-00 Late Fees and Interest	725.92	-	725.92	1,735.35	-	1,735.35	-
3140-00 Collection Income	65.00	-	65.00	1,315.00	-	1,315.00	-
3150-00 Keys - Remotes - Cards	75.00	-	75.00	200.00	-	200.00	-
3180-00 Legal Fees Reimbursed	961.00	-	961.00	1,656.00	-	1,656.00	-
3220-00 Miscellaneous Income	100.00	-	100.00	2,500.00	-	2,500.00	-
<b>Total Revenue/Income</b>	<b>\$39,554.93</b>	<b>\$37,625.67</b>	<b>\$1,929.26</b>	<b>\$120,290.33</b>	<b>\$112,877.01</b>	<b>\$7,413.32</b>	<b>\$451,508.00</b>
<b>Total OPERATING INCOME</b>	<b>\$39,554.93</b>	<b>\$37,625.67</b>	<b>\$1,929.26</b>	<b>\$120,290.33</b>	<b>\$112,877.01</b>	<b>\$7,413.32</b>	<b>\$451,508.00</b>
<b>OPERATING EXPENSE</b>							
<b>Administrative Expenses</b>							
4020-00 Web Site Maintenance	-	14.17	14.17	-	42.51	42.51	170.00
4030-00 Accounting/Audit Fees	-	250.00	250.00	1,375.00	750.00	(625.00)	3,000.00
4040-00 Coupon Book Expense	36.75	333.33	296.58	3,507.00	999.99	(2,507.01)	4,000.00
4050-00 Legal Expenses	1,931.00	833.33	(1,097.67)	5,201.90	2,499.99	(2,701.91)	10,000.00
4060-00 Management Services	3,647.92	3,647.92	-	10,943.76	10,943.76	-	43,775.00
4070-00 Record Storage	50.00	50.00	-	150.00	150.00	-	600.00
4080-00 Licenses - Permits	-	33.33	33.33	-	99.99	99.99	400.00
4110-00 Bad Debt Expense	-	333.33	333.33	2,151.42	999.99	(1,151.43)	4,000.00
4120-00 Admin Fees Exp HRG	1,065.00	1,666.67	601.67	3,990.40	5,000.01	1,009.61	20,000.00
4150-00 Miscellaneous Expense	-	41.67	41.67	-	125.01	125.01	500.00
4160-00 Security (pool guards)	-	1,333.33	1,333.33	-	3,999.99	3,999.99	16,000.00
4170-00 Security (sheriff dept)	-	1,666.67	1,666.67	2,217.24	5,000.01	2,782.77	20,000.00
4180-00 Camera Maint & Surveillance	218.52	416.67	198.15	618.70	1,250.01	631.31	5,000.00
4190-00 Security (Night Patrol)	2,432.00	2,426.67	(5.33)	7,976.00	7,280.01	(695.99)	29,120.00
<b>Total Administrative Expenses</b>	<b>\$9,381.19</b>	<b>\$13,047.09</b>	<b>\$3,665.90</b>	<b>\$38,131.42</b>	<b>\$39,141.27</b>	<b>\$1,009.85</b>	<b>\$156,565.00</b>
<b>Insurance</b>							
4510-00 Insurance - GL/Property	1,130.38	1,083.33	(47.05)	3,391.14	3,249.99	(141.15)	13,000.00
4520-00 Insurance - D & O	270.00	266.67	(3.33)	810.00	800.01	(9.99)	3,200.00
4530-00 Insurance - Umbrella	117.83	216.67	98.84	353.49	650.01	296.52	2,600.00
4540-00 Insurance - Worker's Comp	-	54.17	54.17	-	162.51	162.51	650.00
<b>Total Insurance</b>	<b>\$1,518.21</b>	<b>\$1,620.84</b>	<b>\$102.63</b>	<b>\$4,554.63</b>	<b>\$4,862.52</b>	<b>\$307.89</b>	<b>\$19,450.00</b>
<b>Landscaping/Maintenance</b>							
5505-00 Landscape Maint Contract	7,874.35	7,933.33	58.98	23,623.05	23,799.99	176.94	95,200.00
5510-00 Landscape Replacement	560.30	206.92	(353.38)	560.30	620.76	60.46	2,483.00
5515-00 Mulch	-	1,666.67	1,666.67	17,935.00	5,000.01	(12,934.99)	20,000.00
5520-00 Annuals	-	333.33	333.33	825.00	999.99	174.99	4,000.00
5525-00 Tree Trim LS Clearance	-	666.67	666.67	2,575.00	2,000.01	(574.99)	8,000.00
<b>Total Landscaping/Maintenance</b>	<b>\$8,434.65</b>	<b>\$10,806.92</b>	<b>\$2,372.27</b>	<b>\$45,518.35</b>	<b>\$32,420.76</b>	<b>(\$13,097.59)</b>	<b>\$129,683.00</b>
<b>Irrigation</b>							
5530-00 Irrigation Maintenance	750.00	750.00	-	2,250.00	2,250.00	-	9,000.00
5535-00 Irrigation Repair	705.00	1,250.00	545.00	2,440.00	3,750.00	1,310.00	15,000.00
<b>Total Irrigation</b>	<b>\$1,455.00</b>	<b>\$2,000.00</b>	<b>\$545.00</b>	<b>\$4,690.00</b>	<b>\$6,000.00</b>	<b>\$1,310.00</b>	<b>\$24,000.00</b>
<b>Grounds Maintenance</b>							
5537-00 Grand Scheme Play Ground	-	166.67	166.67	-	500.01	500.01	2,000.00
5540-00 General Repairs	434.24	250.00	(184.24)	964.24	750.00	(214.24)	3,000.00
5545-00 Fountain Maintenance	300.34	125.00	(175.34)	300.34	375.00	74.66	1,500.00
5555-00 Tennis Ct & Grounds	273.87	250.00	(23.87)	703.85	750.00	46.15	3,000.00
5560-00 Lake Maintenance	140.00	140.00	-	420.00	420.00	-	1,680.00
5565-00 Pressure Wash Bldg & Sidewalks	-	708.33	708.33	-	2,124.99	2,124.99	8,500.00
<b>Total Grounds Maintenance</b>	<b>\$1,148.45</b>	<b>\$1,640.00</b>	<b>\$491.55</b>	<b>\$2,388.43</b>	<b>\$4,920.00</b>	<b>\$2,531.57</b>	<b>\$19,680.00</b>
<b>Pool/Clubhouse</b>							
5570-00 Clubhouse Maint Cleaning	425.00	750.00	325.00	1,105.00	2,250.00	1,145.00	9,000.00
5575-00 Clubhouse Lighting Repair	-	41.67	41.67	-	125.01	125.01	500.00



**Income Statement - Operating**  
 Cypress Springs Owners Association, Inc.  
 End Date: 3/31/2021

Date: 5/6/2021  
 Time: 2:51 am  
 Page: 2

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	\$375.00	\$329.99	\$1,500.00
5585-00 Clubhouse Restroom Maint	20.00	166.67	146.67	20.00	500.01	480.01	2,000.00
5590-00 Clubhouse Miscellaneous	-	41.67	41.67	-	125.01	125.01	500.00
5595-00 Pool Maintenance Contract	900.00	900.00	-	2,700.00	2,700.00	-	10,800.00
5600-00 Pool Equipment/Repair	366.96	83.33	(283.63)	482.92	249.99	(232.93)	1,000.00
5605-00 Pool Deck Painting & Repair	-	83.33	83.33	-	249.99	249.99	1,000.00
5700-00 Clubhouse Pest Control	-	50.00	50.00	50.00	150.00	100.00	600.00
5710-00 Clubhouse Termite Bond	-	29.17	29.17	-	87.51	87.51	350.00
<b>Total Pool/Clubhouse</b>	<b>\$1,711.96</b>	<b>\$2,270.84</b>	<b>\$558.88</b>	<b>\$4,402.93</b>	<b>\$6,812.52</b>	<b>\$2,409.59</b>	<b>\$27,250.00</b>
<b>Utilities</b>							
6010-00 Electric	657.27	2,583.33	1,926.06	5,623.21	7,749.99	2,126.78	31,000.00
6020-00 Water	117.28	166.67	49.39	481.99	500.01	18.02	2,000.00
<b>Total Utilities</b>	<b>\$774.55</b>	<b>\$2,750.00</b>	<b>\$1,975.45</b>	<b>\$6,105.20</b>	<b>\$8,250.00</b>	<b>\$2,144.80</b>	<b>\$33,000.00</b>
<b>Reserve Expenses</b>							
9105-00 Transfers To Reserves	3,490.00	3,490.00	-	10,470.00	10,470.00	-	41,880.00
<b>Total Reserve Expenses</b>	<b>\$3,490.00</b>	<b>\$3,490.00</b>	<b>\$-</b>	<b>\$10,470.00</b>	<b>\$10,470.00</b>	<b>\$0.00</b>	<b>\$41,880.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$27,914.01</b>	<b>\$37,625.69</b>	<b>\$9,711.68</b>	<b>\$116,260.96</b>	<b>\$112,877.07</b>	<b>(\$3,383.89)</b>	<b>\$451,508.00</b>
<b>Net Income:</b>	<b>\$11,640.92</b>	<b>(\$0.02)</b>	<b>\$11,640.94</b>	<b>\$4,029.37</b>	<b>(\$0.06)</b>	<b>\$4,029.43</b>	<b>\$0.00</b>