Financial Report Package

October 2025

Prepared for

Cypress Springs Owners Association, Inc.

By

Folio Association Management

Balance Sheet - Operating

Cypress Springs Owners Association, Inc.

End Date: 10/31/2025

Assets			
Assets			
10-1010-00	Popular Operating 0250	$187,914.70	
10-1041-00	Popular CD 7853 3.70% 05/21/2026	250,000.00	
Total Assets:			$437,914.70
Accounts Receivable			
14-1410-00	Accounts Receivable	28,677.07	
14-1470-00	Allowance for Doubtful Accounts	(14,731.71)	
Total Accounts Receivable:			$13,945.36
Prepaids & Deposits			
16-1430-00	Prepaid Insurance	3,246.92	
Total Prepaids & Deposits:			$3,246.92
Total Assets:			**$455,106.98**
Liabilities & Equity			
Liabilities			
20-2010-00	Accounts Payable	3,495.84	
20-2020-00	Prepaid Assessments	31,624.77	
20-2060-00	Deferred Assessments	83,076.70	
Total Liabilities:			$118,197.31
Retained Earnings			
25-2500-00	Fund Balance	283,288.14	
Total Retained Earnings:			$283,288.14
	Net Income Gain / Loss	53,621.53	
			$53,621.53
Total Liabilities & Equity:			**$455,106.98**

Balance Sheet - Reserve

Cypress Springs Owners Association, Inc.

End Date: 10/31/2025

Assets

Reserve Bank Accounts

11-1020-00	Popular Reserve 0268	$106,488.64	
11-1182-00	Popular CD 7845 3.70% 05/21/2026	200,000.00	
Total Reserve Bank Accounts:			$306,488.64
Total Assets:			**$306,488.64**

Liabilities & Equity

Reserve Allocations

21-2110-00	Site Improvements Reserves	120,654.78	
21-2120-00	Clubhouse Reserves	32,695.85	
21-2180-00	Landscape/Irrigation Reserves	66,625.57	
21-2200-00	Pool & Equipment Reserves	41,795.92	
21-2230-00	Pavement Reserves	18,435.03	
21-2280-00	Contingency Reserves	25,843.34	
21-2300-00	Reserve Interest	438.15	
Total Reserve Allocations:			$306,488.64
	Net Income Gain / Loss	0.00	
			$0.00
Total Liabilities & Equity:			**$306,488.64**

folio
Association Management

Income Statement - Operating

Cypress Springs Owners Association, Inc.

From 10/01/2025 to 10/31/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
Revenue/Income							
3020-00 Assessments - Quarterly	$ 41,538.33	$41,538.33	$ -	$415,383.30	$415,383.30	$ -	$ 498,460.00
3080-00 Interest Earned	3.21	1,741.67	(1,738.46)	23,260.42	17,416.70	5,843.72	20,900.00
3100-00 Late Fees and Interest	287.85	100.00	187.85	1,186.15	1,000.00	186.15	1,200.00
3120-00 NSF Fees	-	-	-	(35.00)	-	(35.00)	-
3140-00 Collection Income	2,300.00	416.67	1,883.33	9,465.00	4,166.70	5,298.30	5,000.00
3150-00 Keys/Remotes/Cards	25.00	41.67	(16.67)	1,025.00	416.70	608.30	500.00
3180-00 Legal Fees Reimbursed	-	125.00	(125.00)	5,817.67	1,250.00	4,567.67	1,500.00
3210-00 Clubhouse Usage Income	-	83.33	(83.33)	1,142.00	833.30	308.70	1,000.00
Total Revenue/Income	$ 44,154.39	$44,046.67	$ 107.72	$457,244.54	$440,466.70	$16,777.84	$ 528,560.00
Total OPERATING INCOME	**$ 44,154.39**	**$44,046.67**	**$ 107.72**	**$457,244.54**	**$440,466.70**	**$ 16,777.84**	**$ 528,560.00**
OPERATING EXPENSE							
Administrative Expenses							
4020-00 Web Site Maintenance	-	14.17	14.17	170.00	141.70	(28.30)	170.00
4030-00 Accounting/Audit Fees	-	375.00	375.00	3,950.00	3,750.00	(200.00)	4,500.00
4040-00 Coupon Book Expense	-	566.67	566.67	3,522.75	5,666.70	2,143.95	6,800.00
4050-00 Legal Expenses	829.98	1,250.00	420.02	2,413.10	12,500.00	10,086.90	15,000.00
4060-00 Management Services	4,305.67	4,105.67	(200.00)	41,256.70	41,056.70	(200.00)	49,268.00
4070-00 Record Storage	50.00	50.00	-	500.00	500.00	-	600.00
4080-00 Licenses - Permits	-	34.17	34.17	445.00	341.70	(103.30)	410.00
4110-00 Bad Debt Expense	-	500.00	500.00	41.00	5,000.00	4,959.00	6,000.00
4120-00 Admin Fees Exp HRG	2,442.05	1,750.00	(692.05)	34,454.41	17,500.00	(16,954.41)	21,000.00
4150-00 Miscellaneous Expense	-	41.67	41.67	63.59	416.70	353.11	500.00
4160-00 Security (pool guards)	-	500.00	500.00	11,583.00	5,000.00	(6,583.00)	6,000.00
4170-00 Security (sheriff dept)	881.23	1,250.00	368.77	5,511.59	12,500.00	6,988.41	15,000.00
4180-00 Camera Maint & Surveillance	42.80	50.00	7.20	472.97	500.00	27.03	600.00
4185-00 Repairs-Maint Security System	37.28	250.00	212.72	3,124.09	2,500.00	(624.09)	3,000.00
Total Administrative Expenses	$ 8,589.01	$10,737.35	$ 2,148.34	$107,508.20	$107,373.50	($134.70)	$ 128,848.00
Insurance							
4510-00 Commercial Property Insurance	1,110.62	1,500.00	389.38	11,110.05	15,000.00	3,889.95	18,000.00
4515-00 General Liability Insurance	1,603.31	1,216.67	(386.64)	16,033.10	12,166.70	(3,866.40)	14,600.00
4520-00 Commercial Package (D&O and Crime)	322.40	433.33	110.93	3,224.00	4,333.30	1,109.30	5,200.00
4530-00 Umbrella Insurance	168.17	166.67	(1.50)	1,681.70	1,666.70	(15.00)	2,000.00
4540-00 Workers Comp Insurance	42.42	47.08	4.66	424.20	470.80	46.60	565.00
Total Insurance	$ 3,246.92	$ 3,363.75	$ 116.83	$ 32,473.05	$ 33,637.50	$1,164.45	$ 40,365.00
Landscaping/Maintenance							
5505-00 Landscape Maint Contract	8,563.06	8,416.58	(146.48)	83,389.06	84,165.80	776.74	100,999.00
5510-00 Landscape Replacement	1,992.00	833.33	(1,158.67)	6,121.00	8,333.30	2,212.30	10,000.00
5515-00 Mulch	-	3,018.50	3,018.50	21,303.00	30,185.00	8,882.00	36,222.00
5520-00 Annuals	-	375.00	375.00	1,399.00	3,750.00	2,351.00	4,500.00
5525-00 Tree Trim LS Clearance	500.00	2,500.00	2,000.00	3,125.00	25,000.00	21,875.00	30,000.00
Total Landscaping/Maintenance	$ 11,055.06	$15,143.41	$ 4,088.35	$115,337.06	$151,434.10	$36,097.04	$ 181,721.00
Irrigation							
5530-00 Irrigation Maintenance	750.00	750.00	-	7,500.00	7,500.00	-	9,000.00
5535-00 Irrigation Repair	1,665.00	1,250.00	(415.00)	12,305.00	12,500.00	195.00	15,000.00
Total Irrigation	$ 2,415.00	$ 2,000.00	($ 415.00)	$ 19,805.00	$ 20,000.00	$195.00	$ 24,000.00

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
Grounds Maintenance							
5540-00 General Repairs	$25.00	$250.00	$225.00	$574.00	$2,500.00	$1,926.00	$3,000.00
5541-00 Maintenance Supplies	-	-	-	365.75	-	(365.75)	-
5545-00 Fountain Maintenance	-	83.33	83.33	-	833.30	833.30	1,000.00
5555-00 Tennis Ct & Grounds	-	166.67	166.67	1,681.62	1,666.70	(14.92)	2,000.00
5560-00 Lake Maintenance	140.00	140.00	-	1,400.00	1,400.00	-	1,680.00
5565-00 Pressure Wash Bldg & Sidewalks	-	500.00	500.00	-	5,000.00	5,000.00	6,000.00
Total Grounds Maintenance	$165.00	$1,140.00	$975.00	$4,021.37	$11,400.00	$7,378.63	$13,680.00
Pool/Clubhouse							
5570-00 Clubhouse Maint Cleaning	1,200.00	1,300.00	100.00	12,000.00	13,000.00	1,000.00	15,600.00
5575-00 Clubhouse Lighting Repair	-	41.67	41.67	150.03	416.70	266.67	500.00
5580-00 Clubhouse Structure Repair/Paint	-	416.67	416.67	9,791.00	4,166.70	(5,624.30)	5,000.00
5585-00 Clubhouse Restroom Maint	-	83.33	83.33	301.43	833.30	531.87	1,000.00
5590-00 Clubhouse Miscellaneous	492.56	166.67	(325.89)	1,216.01	1,666.70	450.69	2,000.00
5595-00 Pool Maintenance Contract	1,807.88	1,475.00	(332.88)	15,082.88	14,750.00	(332.88)	17,700.00
5600-00 Pool Equipment/Repair	(332.88)	83.33	416.21	1,584.43	833.30	(751.13)	1,000.00
5601-00 Pool Pump Repair	-	83.33	83.33	450.00	833.30	383.30	1,000.00
5605-00 Pool Maintenance and Deck Repairs	-	166.67	166.67	2,310.16	1,666.70	(643.46)	2,000.00
5700-00 Clubhouse Pest Control	-	50.00	50.00	208.00	500.00	292.00	600.00
5710-00 Clubhouse Termite Bond	-	28.83	28.83	366.00	288.30	(77.70)	346.00
Total Pool/Clubhouse	$3,167.56	$3,895.50	$727.94	$43,459.94	$38,955.00	($4,504.94)	$46,746.00
Utilities							
6010-00 Electric	3,611.67	2,500.00	(1,111.67)	31,692.36	25,000.00	(6,692.36)	30,000.00
6020-00 Water	70.60	416.67	346.07	826.03	4,166.70	3,340.67	5,000.00
Total Utilities	$3,682.27	$2,916.67	($765.60)	$32,518.39	$29,166.70	($3,351.69)	$35,000.00
Reserve Expenses							
9105-00 Transfers To Reserves	4,850.00	4,850.00	-	48,500.00	48,500.00	-	58,200.00
Total Reserve Expenses	$4,850.00	$4,850.00	$-	$48,500.00	$48,500.00	$-	$58,200.00
Total OPERATING EXPENSE	**$37,170.82**	**$44,046.68**	**$6,875.86**	**$403,623.01**	**$440,466.80**	**$36,843.79**	**$528,560.00**
Net Income:	**$6,983.57**	**($0.01)**	**$6,983.58**	**$53,621.53**	**($0.10)**	**$53,621.63**	**$0.00**