Financial Report Package

November 2025

Prepared for

Cypress Springs Owners Association, Inc.

By

Folio Association Management

Balance Sheet - Operating

Cypress Springs Owners Association, Inc.

End Date: 11/30/2025

Assets			
Assets			
10-1010-00	Popular Operating 0250	$179,501.22	
10-1041-00	Popular CD 7853 3.70% 05/21/2026	250,000.00	
Total Assets:			$429,501.22
Accounts Receivable			
14-1410-00	Accounts Receivable	16,000.14	
14-1470-00	Allowance for Doubtful Accounts	(14,731.71)	
Total Accounts Receivable:			$1,268.43
Prepaids & Deposits			
16-1430-00	Prepaid Insurance	461.12	
Total Prepaids & Deposits:			$461.12
Total Assets:			**$431,230.77**
Liabilities & Equity			
Liabilities			
20-2010-00	Accounts Payable	4,905.85	
20-2020-00	Prepaid Assessments	40,691.49	
20-2060-00	Deferred Assessments	41,538.37	
Total Liabilities:			$87,135.71
Retained Earnings			
25-2500-00	Fund Balance	283,288.14	
Total Retained Earnings:			$283,288.14
	Net Income Gain / Loss	60,806.92	
			$60,806.92
Total Liabilities & Equity:			**$431,230.77**

Balance Sheet - Reserve

Cypress Springs Owners Association, Inc.

End Date: 11/30/2025

Assets

Reserve Bank Accounts

11-1020-00	Popular Reserve 0268	$111,387.21	
11-1182-00	Popular CD 7845 3.70% 05/21/2026	200,000.00	
Total Reserve Bank Accounts:			$311,387.21
Total Assets:			**$311,387.21**

Liabilities & Equity

Reserve Allocations

21-2110-00	Site Improvements Reserves	121,839.78	
21-2120-00	Clubhouse Reserves	34,045.85	
21-2180-00	Landscape/Irrigation Reserves	67,125.57	
21-2200-00	Pool & Equipment Reserves	43,385.92	
21-2230-00	Pavement Reserves	18,560.03	
21-2280-00	Contingency Reserves	25,943.34	
21-2300-00	Reserve Interest	486.72	
Total Reserve Allocations:			$311,387.21
	Net Income Gain / Loss	0.00	
			$0.00
Total Liabilities & Equity:			**$311,387.21**

folio Association Management

Income Statement - Operating

Cypress Springs Owners Association, Inc.

From 11/01/2025 to 11/30/2025

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	$ -	$456,921.63	$456,921.63	$ -	$ 498,460.00
3080-00 Interest Earned	2.90	1,741.67	(1,738.77)	23,263.32	19,158.37	4,104.95	20,900.00
3100-00 Late Fees and Interest	102.61	100.00	2.61	1,288.76	1,100.00	188.76	1,200.00
3120-00 NSF Fees	-	-	-	(35.00)	-	(35.00)	-
3140-00 Collection Income	410.00	416.67	(6.67)	9,875.00	4,583.37	5,291.63	5,000.00
3150-00 Keys/Remotes/Cards	25.00	41.67	(16.67)	1,050.00	458.37	591.63	500.00
3180-00 Legal Fees Reimbursed	-	125.00	(125.00)	5,817.67	1,375.00	4,442.67	1,500.00
3210-00 Clubhouse Usage Income	-	83.33	(83.33)	1,142.00	916.63	225.37	1,000.00
Total Revenue/Income	$ 42,078.84	$44,046.67	($ 1,967.83)	$499,323.38	$484,513.37	$14,810.01	$ 528,560.00
Total OPERATING INCOME	**$ 42,078.84**	**$44,046.67**	**($ 1,967.83)**	**$499,323.38**	**$484,513.37**	**$ 14,810.01**	**$ 528,560.00**
OPERATING EXPENSE							
Administrative Expenses							
4020-00 Web Site Maintenance	-	14.17	14.17	170.00	155.87	(14.13)	170.00
4030-00 Accounting/Audit Fees	-	375.00	375.00	3,950.00	4,125.00	175.00	4,500.00
4040-00 Coupon Book Expense	-	566.67	566.67	3,522.75	6,233.37	2,710.62	6,800.00
4050-00 Legal Expenses	2,322.78	1,250.00	(1,072.78)	4,735.88	13,750.00	9,014.12	15,000.00
4060-00 Management Services	4,105.67	4,105.67	-	45,362.37	45,162.37	(200.00)	49,268.00
4070-00 Record Storage	50.00	50.00	-	550.00	550.00	-	600.00
4080-00 Licenses - Permits	-	34.17	34.17	445.00	375.87	(69.13)	410.00
4110-00 Bad Debt Expense	-	500.00	500.00	41.00	5,500.00	5,459.00	6,000.00
4120-00 Admin Fees Exp HRG	1,666.16	1,750.00	83.84	36,120.57	19,250.00	(16,870.57)	21,000.00
4150-00 Miscellaneous Expense	-	41.67	41.67	63.59	458.37	394.78	500.00
4160-00 Security (pool guards)	-	500.00	500.00	11,583.00	5,500.00	(6,083.00)	6,000.00
4170-00 Security (sheriff dept)	766.96	1,250.00	483.04	6,278.55	13,750.00	7,471.45	15,000.00
4180-00 Camera Maint & Surveillance	-	50.00	50.00	472.97	550.00	77.03	600.00
4185-00 Repairs-Maint Security System	74.55	250.00	175.45	3,198.64	2,750.00	(448.64)	3,000.00
Total Administrative Expenses	$ 8,986.12	$10,737.35	$ 1,751.23	$116,494.32	$118,110.85	$1,616.53	$ 128,848.00
Insurance							
4510-00 Commercial Property Insurance	1,110.62	1,500.00	389.38	12,220.67	16,500.00	4,279.33	18,000.00
4515-00 General Liability Insurance	1,603.31	1,216.67	(386.64)	17,636.41	13,383.37	(4,253.04)	14,600.00
4520-00 Commercial Package (D&O and Crime)	322.40	433.33	110.93	3,546.40	4,766.63	1,220.23	5,200.00
4530-00 Umbrella Insurance	168.17	166.67	(1.50)	1,849.87	1,833.37	(16.50)	2,000.00
4540-00 Workers Comp Insurance	84.30	47.08	(37.22)	508.50	517.88	9.38	565.00
Total Insurance	$ 3,288.80	$ 3,363.75	$ 74.95	$ 35,761.85	$ 37,001.25	$1,239.40	$ 40,365.00
Landscaping/Maintenance							
5505-00 Landscape Maint Contract	8,563.06	8,416.58	(146.48)	91,952.12	92,582.38	630.26	100,999.00
5510-00 Landscape Replacement	1,861.55	833.33	(1,028.22)	7,982.55	9,166.63	1,184.08	10,000.00
5515-00 Mulch	-	3,018.50	3,018.50	21,303.00	33,203.50	11,900.50	36,222.00
5520-00 Annuals	-	375.00	375.00	1,399.00	4,125.00	2,726.00	4,500.00
5525-00 Tree Trim LS Clearance	-	2,500.00	2,500.00	3,125.00	27,500.00	24,375.00	30,000.00
Total Landscaping/Maintenance	$ 10,424.61	$15,143.41	$ 4,718.80	$125,761.67	$166,577.51	$40,815.84	$ 181,721.00
Irrigation							
5530-00 Irrigation Maintenance	750.00	750.00	-	8,250.00	8,250.00	-	9,000.00
5535-00 Irrigation Repair	2,130.00	1,250.00	(880.00)	14,435.00	13,750.00	(685.00)	15,000.00
Total Irrigation	$ 2,880.00	$ 2,000.00	($ 880.00)	$ 22,685.00	$ 22,000.00	($685.00)	$ 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	$-	$250.00	$250.00	$574.00	$2,750.00	$2,176.00	$3,000.00
5541-00 Maintenance Supplies	-	-	-	365.75	-	(365.75)	-
5545-00 Fountain Maintenance	866.91	83.33	(783.58)	866.91	916.63	49.72	1,000.00
5555-00 Tennis Ct & Grounds	-	166.67	166.67	1,681.62	1,833.37	151.75	2,000.00
5560-00 Lake Maintenance	140.00	140.00	-	1,540.00	1,540.00	-	1,680.00
5565-00 Pressure Wash Bldg & Sidewalks	-	500.00	500.00	-	5,500.00	5,500.00	6,000.00
Total Grounds Maintenance	$1,006.91	$1,140.00	$133.09	$5,028.28	$12,540.00	$7,511.72	$13,680.00
Pool/Clubhouse							
5570-00 Clubhouse Maint Cleaning	900.00	1,300.00	400.00	12,900.00	14,300.00	1,400.00	15,600.00
5575-00 Clubhouse Lighting Repair	-	41.67	41.67	150.03	458.37	308.34	500.00
5580-00 Clubhouse Structure Repair/Paint	-	416.67	416.67	9,791.00	4,583.37	(5,207.63)	5,000.00
5585-00 Clubhouse Restroom Maint	-	83.33	83.33	301.43	916.63	615.20	1,000.00
5590-00 Clubhouse Miscellaneous	-	166.67	166.67	1,216.01	1,833.37	617.36	2,000.00
5595-00 Pool Maintenance Contract	1,475.00	1,475.00	-	16,225.00	16,225.00	-	17,700.00
5600-00 Pool Equipment/Repair	-	83.33	83.33	1,584.43	916.63	(667.80)	1,000.00
5601-00 Pool Pump Repair	-	83.33	83.33	450.00	916.63	466.63	1,000.00
5605-00 Pool Maintenance and Deck Repairs	-	166.67	166.67	2,643.04	1,833.37	(809.67)	2,000.00
5700-00 Clubhouse Pest Control	52.00	50.00	(2.00)	260.00	550.00	290.00	600.00
5710-00 Clubhouse Termite Bond	-	28.83	28.83	366.00	317.13	(48.87)	346.00
Total Pool/Clubhouse	$2,427.00	$3,895.50	$1,468.50	$45,886.94	$42,850.50	($3,036.44)	$46,746.00
Utilities							
6010-00 Electric	963.40	2,500.00	1,536.60	32,655.76	27,500.00	(5,155.76)	30,000.00
6020-00 Water	66.61	416.67	350.06	892.64	4,583.37	3,690.73	5,000.00
Total Utilities	$1,030.01	$2,916.67	$1,886.66	$33,548.40	$32,083.37	($1,465.03)	$35,000.00
Reserve Expenses							
9105-00 Transfers To Reserves	4,850.00	4,850.00	-	53,350.00	53,350.00	-	58,200.00
Total Reserve Expenses	$4,850.00	$4,850.00	$-	$53,350.00	$53,350.00	$-	$58,200.00
Total OPERATING EXPENSE	**$34,893.45**	**$44,046.68**	**$9,153.23**	**$438,516.46**	**$484,513.48**	**$45,997.02**	**$528,560.00**
Net Income:	**$7,185.39**	**($0.01)**	**$7,185.40**	**$60,806.92**	**($0.11)**	**$60,807.03**	**$0.00**

