Financial Report Package

December 2025

Prepared for

Cypress Springs Owners Association, Inc.

By

Folio Association Management

folio Association Management

Balance Sheet - Operating

Cypress Springs Owners Association, Inc.

End Date: 12/31/2025

Assets			
Assets			
10-1010-00	Popular Operating 0250	$142,565.73	
10-1041-00	Popular CD 7853 3.70% 05/21/2026	250,000.00	
Total Assets:			$392,565.73
Accounts Receivable			
14-1410-00	Accounts Receivable	13,633.36	
14-1470-00	Allowance for Doubtful Accounts	(9,221.07)	
Total Accounts Receivable:			$4,412.29
Prepaids & Deposits			
16-1430-00	Prepaid Insurance	37,208.05	
Total Prepaids & Deposits:			$37,208.05
Total Assets:			**$434,186.07**
Liabilities & Equity			
Liabilities			
20-2010-00	Accounts Payable	13,164.94	
20-2020-00	Prepaid Assessments	76,047.38	
Total Liabilities:			$89,212.32
Retained Earnings			
25-2500-00	Fund Balance	283,288.14	
Total Retained Earnings:			$283,288.14
	Net Income Gain / Loss	61,685.61	
			$61,685.61
Total Liabilities & Equity:			**$434,186.07**

Balance Sheet - Reserve

Cypress Springs Owners Association, Inc.

End Date: 12/31/2025

Assets

Reserve Bank Accounts

11-1020-00	Popular Reserve 0268	$101,856.82	
11-1182-00	Popular CD 7845 3.70% 05/21/2026	200,000.00	
Total Reserve Bank Accounts:			$301,856.82
Total Assets:			**$301,856.82**

Liabilities & Equity

Reserve Allocations

21-2110-00	Site Improvements Reserves	108,791.06	
21-2120-00	Clubhouse Reserves	35,459.61	
21-2180-00	Landscape/Irrigation Reserves	67,742.46	
21-2200-00	Pool & Equipment Reserves	45,055.62	
21-2230-00	Pavement Reserves	18,716.91	
21-2280-00	Contingency Reserves	26,091.16	
Total Reserve Allocations:			$301,856.82
	Net Income Gain / Loss	0.00	
			$0.00
Total Liabilities & Equity:			**$301,856.82**

Income Statement - Operating

Cypress Springs Owners Association, Inc.

From 12/01/2025 to 12/31/2025

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	$ 41,538.37	$41,538.37	$ -	$498,460.00	$498,460.00	$ -	$ 498,460.00
3080-00 Interest Earned	2.67	1,741.63	(1,738.96)	23,265.99	20,900.00	2,365.99	20,900.00
3100-00 Late Fees and Interest	113.36	100.00	13.36	1,402.12	1,200.00	202.12	1,200.00
3120-00 NSF Fees	-	-	-	(35.00)	-	(35.00)	-
3140-00 Collection Income	225.00	416.63	(191.63)	10,100.00	5,000.00	5,100.00	5,000.00
3150-00 Keys/Remotes/Cards	-	41.63	(41.63)	1,050.00	500.00	550.00	500.00
3180-00 Legal Fees Reimbursed	256.54	125.00	131.54	6,074.21	1,500.00	4,574.21	1,500.00
3210-00 Clubhouse Usage Income	-	83.37	(83.37)	1,142.00	1,000.00	142.00	1,000.00
Total Revenue/Income	$ 42,135.94	$44,046.63	($ 1,910.69)	$541,459.32	$528,560.00	$12,899.32	$ 528,560.00
Total OPERATING INCOME	**$ 42,135.94**	**$44,046.63**	**($ 1,910.69)**	**$541,459.32**	**$528,560.00**	**$ 12,899.32**	**$ 528,560.00**
OPERATING EXPENSE							
Administrative Expenses							
4020-00 Web Site Maintenance	-	14.13	14.13	170.00	170.00	-	170.00
4030-00 Accounting/Audit Fees	-	375.00	375.00	3,950.00	4,500.00	550.00	4,500.00
4040-00 Coupon Book Expense	-	566.63	566.63	3,522.75	6,800.00	3,277.25	6,800.00
4050-00 Legal Expenses	1,242.74	1,250.00	7.26	5,978.62	15,000.00	9,021.38	15,000.00
4060-00 Management Services	4,105.67	4,105.63	(0.04)	49,468.04	49,268.00	(200.04)	49,268.00
4070-00 Record Storage	50.00	50.00	-	600.00	600.00	-	600.00
4080-00 Licenses - Permits	-	34.13	34.13	445.00	410.00	(35.00)	410.00
4110-00 Bad Debt Expense	(5,510.64)	500.00	6,010.64	(5,469.64)	6,000.00	11,469.64	6,000.00
4120-00 Admin Fees Exp HRG	1,735.80	1,750.00	14.20	37,856.37	21,000.00	(16,856.37)	21,000.00
4150-00 Miscellaneous Expense	4.00	41.63	37.63	67.59	500.00	432.41	500.00
4160-00 Security (pool guards)	-	500.00	500.00	11,583.00	6,000.00	(5,583.00)	6,000.00
4170-00 Security (sheriff dept)	1,498.54	1,250.00	(248.54)	7,777.09	15,000.00	7,222.91	15,000.00
4180-00 Camera Maint & Surveillance	85.60	50.00	(35.60)	558.57	600.00	41.43	600.00
4185-00 Repairs-Maint Security System	266.25	250.00	(16.25)	3,464.89	3,000.00	(464.89)	3,000.00
Total Administrative Expenses	$ 3,477.96	$10,737.15	$ 7,259.19	$119,972.28	$128,848.00	$8,875.72	$ 128,848.00
Insurance							
4510-00 Commercial Property Insurance	1,000.67	1,500.00	499.33	13,221.34	18,000.00	4,778.66	18,000.00
4515-00 General Liability Insurance	1,771.53	1,216.63	(554.90)	19,407.94	14,600.00	(4,807.94)	14,600.00
4520-00 Commercial Package (D&O and Crime)	333.25	433.37	100.12	3,879.65	5,200.00	1,320.35	5,200.00
4530-00 Umbrella Insurance	235.18	166.63	(68.55)	2,085.05	2,000.00	(85.05)	2,000.00
4540-00 Workers Comp Insurance	41.88	47.12	5.24	508.50	565.00	56.50	565.00
Total Insurance	$ 3,382.51	$ 3,363.75	($ 18.76)	$ 39,102.48	$ 40,365.00	$1,262.52	$ 40,365.00
Landscaping/Maintenance							
5505-00 Landscape Maint Contract	8,563.06	8,416.62	(146.44)	100,515.18	100,999.00	483.82	100,999.00
5510-00 Landscape Replacement	-	833.37	833.37	7,982.55	10,000.00	2,017.45	10,000.00
5515-00 Mulch	-	3,018.50	3,018.50	21,303.00	36,222.00	14,919.00	36,222.00
5520-00 Annuals	-	375.00	375.00	1,399.00	4,500.00	3,101.00	4,500.00
5525-00 Tree Trim LS Clearance	10,000.00	2,500.00	(7,500.00)	13,125.00	30,000.00	16,875.00	30,000.00
Total Landscaping/Maintenance	$ 18,563.06	$15,143.49	($ 3,419.57)	$144,324.73	$181,721.00	$37,396.27	$ 181,721.00
Irrigation							
5530-00 Irrigation Maintenance	750.00	750.00	-	9,000.00	9,000.00	-	9,000.00
5535-00 Irrigation Repair	330.00	1,250.00	920.00	14,765.00	15,000.00	235.00	15,000.00
Total Irrigation	$ 1,080.00	$ 2,000.00	$ 920.00	$ 23,765.00	$ 24,000.00	$235.00	$ 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	$3,000.00	$2,426.00	$3,000.00
5541-00 Maintenance Supplies	-	-	-	365.75	-	(365.75)	-
5545-00 Fountain Maintenance	25.00	83.37	58.37	891.91	1,000.00	108.09	1,000.00
5555-00 Tennis Ct & Grounds	797.21	166.63	(630.58)	2,478.83	2,000.00	(478.83)	2,000.00
5560-00 Lake Maintenance	140.00	140.00	-	1,680.00	1,680.00	-	1,680.00
5565-00 Pressure Wash Bldg & Sidewalks	-	500.00	500.00	-	6,000.00	6,000.00	6,000.00
Total Grounds Maintenance	$962.21	$1,140.00	$177.79	$5,990.49	$13,680.00	$7,689.51	$13,680.00
Pool/Clubhouse							
5570-00 Clubhouse Maint Cleaning	900.00	1,300.00	400.00	13,800.00	15,600.00	1,800.00	15,600.00
5575-00 Clubhouse Lighting Repair	-	41.63	41.63	150.03	500.00	349.97	500.00
5580-00 Clubhouse Structure Repair/Paint	-	416.63	416.63	9,791.00	5,000.00	(4,791.00)	5,000.00
5585-00 Clubhouse Restroom Maint	13.15	83.37	70.22	314.58	1,000.00	685.42	1,000.00
5590-00 Clubhouse Miscellaneous	-	166.63	166.63	1,216.01	2,000.00	783.99	2,000.00
5595-00 Pool Maintenance Contract	1,475.00	1,475.00	-	17,700.00	17,700.00	-	17,700.00
5600-00 Pool Equipment/Repair	-	83.37	83.37	1,584.43	1,000.00	(584.43)	1,000.00
5601-00 Pool Pump Repair	-	83.37	83.37	450.00	1,000.00	550.00	1,000.00
5605-00 Pool Maintenance and Deck Repairs	-	166.63	166.63	2,643.04	2,000.00	(643.04)	2,000.00
5700-00 Clubhouse Pest Control	-	50.00	50.00	260.00	600.00	340.00	600.00
5710-00 Clubhouse Termite Bond	-	28.87	28.87	366.00	346.00	(20.00)	346.00
Total Pool/Clubhouse	$2,388.15	$3,895.50	$1,507.35	$48,275.09	$46,746.00	($1,529.09)	$46,746.00
Utilities							
6010-00 Electric	6,506.88	2,500.00	(4,006.88)	39,162.64	30,000.00	(9,162.64)	30,000.00
6020-00 Water	88.36	416.63	328.27	981.00	5,000.00	4,019.00	5,000.00
Total Utilities	$6,595.24	$2,916.63	($3,678.61)	$40,143.64	$35,000.00	($5,143.64)	$35,000.00
Reserve Expenses							
9105-00 Transfers To Reserves	4,850.00	4,850.00	-	58,200.00	58,200.00	-	58,200.00
Total Reserve Expenses	$4,850.00	$4,850.00	$-	$58,200.00	$58,200.00	$-	$58,200.00
Total OPERATING EXPENSE	**$41,299.13**	**$44,046.52**	**$2,747.39**	**$479,773.71**	**$528,560.00**	**$48,786.29**	**$528,560.00**
Net Income:	**$836.81**	**$0.11**	**$836.70**	**$61,685.61**	**$0.00**	**$61,685.61**	**$0.00**

