Financial Report Package

August 2025

Prepared for

Cypress Springs Owners Association, Inc.

By

Folio Association Management

Balance Sheet - Operating

Cypress Springs Owners Association, Inc.

End Date: 08/31/2025

Assets			
Assets			
10-1010-00	Popular Operating 0250	$161,729.91	
10-1041-00	Popular CD 7853 3.70% 05/21/2026	250,000.00	
Total Assets:			$411,729.91
Accounts Receivable			
14-1410-00	Accounts Receivable	16,281.47	
14-1470-00	Allowance for Doubtful Accounts	(14,731.71)	
Total Accounts Receivable:			$1,549.76
Prepaids & Deposits			
16-1430-00	Prepaid Insurance	9,740.76	
Total Prepaids & Deposits:			$9,740.76
Total Assets:			**$423,020.43**
Liabilities & Equity			
Liabilities			
20-2010-00	Accounts Payable	10,555.95	
20-2020-00	Prepaid Assessments	43,872.24	
20-2060-00	Deferred Assessments	41,538.36	
Total Liabilities:			$95,966.55
Retained Earnings			
25-2500-00	Fund Balance	283,288.14	
Total Retained Earnings:			$283,288.14
	Net Income Gain / Loss	43,765.74	$43,765.74
Total Liabilities & Equity:			**$423,020.43**

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Balance Sheet - Reserve

Cypress Springs Owners Association, Inc.

End Date: 08/31/2025

Assets			
Reserve Bank Accounts			
11-1020-00	Popular Reserve 0268	$96,710.93	
11-1182-00	Popular CD 7845 3.70% 05/21/2026	200,000.00	
Total Reserve Bank Accounts:			$296,710.93
Total Assets:			**$296,710.93**
Liabilities & Equity			
Reserve Allocations			
21-2110-00	Site Improvements Reserves	118,284.78	
21-2120-00	Clubhouse Reserves	29,995.85	
21-2180-00	Landscape/Irrigation Reserves	65,625.57	
21-2200-00	Pool & Equipment Reserves	38,615.92	
21-2230-00	Pavement Reserves	18,185.03	
21-2280-00	Contingency Reserves	25,643.34	
21-2300-00	Reserve Interest	360.44	
Total Reserve Allocations:			$296,710.93
	Net Income Gain / Loss	0.00	
			$0.00
Total Liabilities & Equity:			**$296,710.93**

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Income Statement - Operating

Cypress Springs Owners Association, Inc.

From 08/01/2025 to 08/31/2025

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	$-	$332,306.64	$332,306.64	$-	$498,460.00
3080-00 Interest Earned	2.74	1,741.67	(1,738.93)	23,254.49	13,933.36	9,321.13	20,900.00
3100-00 Late Fees and Interest	119.49	100.00	19.49	791.14	800.00	(8.86)	1,200.00
3120-00 NSF Fees	-	-	-	(35.00)	-	(35.00)	-
3140-00 Collection Income	730.00	416.67	313.33	7,110.00	3,333.36	3,776.64	5,000.00
3150-00 Keys/Remotes/Cards	75.00	41.67	33.33	975.00	333.36	641.64	500.00
3180-00 Legal Fees Reimbursed	4,388.24	125.00	4,263.24	5,122.67	1,000.00	4,122.67	1,500.00
3210-00 Clubhouse Usage Income	-	83.33	(83.33)	792.00	666.64	125.36	1,000.00
Total Revenue/Income	$46,853.80	$44,046.67	$2,807.13	$370,316.94	$352,373.36	$17,943.58	$528,560.00
Total OPERATING INCOME	**$46,853.80**	**$44,046.67**	**$2,807.13**	**$370,316.94**	**$352,373.36**	**$17,943.58**	**$528,560.00**
OPERATING EXPENSE							
Administrative Expenses							
4020-00 Web Site Maintenance	-	14.17	14.17	-	113.36	113.36	170.00
4030-00 Accounting/Audit Fees	350.00	375.00	25.00	3,950.00	3,000.00	(950.00)	4,500.00
4040-00 Coupon Book Expense	15.75	566.67	550.92	3,517.50	4,533.36	1,015.86	6,800.00
4050-00 Legal Expenses	506.60	1,250.00	743.40	888.12	10,000.00	9,111.88	15,000.00
4060-00 Management Services	4,105.67	4,105.67	-	32,845.36	32,845.36	-	49,268.00
4070-00 Record Storage	50.00	50.00	-	400.00	400.00	-	600.00
4080-00 Licenses - Permits	-	34.17	34.17	445.00	273.36	(171.64)	410.00
4110-00 Bad Debt Expense	-	500.00	500.00	41.00	4,000.00	3,959.00	6,000.00
4120-00 Admin Fees Exp HRG	6,774.54	1,750.00	(5,024.54)	25,796.68	14,000.00	(11,796.68)	21,000.00
4150-00 Miscellaneous Expense	63.59	41.67	(21.92)	63.59	333.36	269.77	500.00
4160-00 Security (pool guards)	2,002.00	500.00	(1,502.00)	9,493.00	4,000.00	(5,493.00)	6,000.00
4170-00 Security (sheriff dept)	875.85	1,250.00	374.15	3,868.78	10,000.00	6,131.22	15,000.00
4180-00 Camera Maint & Surveillance	77.78	50.00	(27.78)	387.37	400.00	12.63	600.00
4185-00 Repairs-Maint Security System	149.12	250.00	100.88	2,671.45	2,000.00	(671.45)	3,000.00
Total Administrative Expenses	$14,970.90	$10,737.35	($4,233.55)	$84,367.85	$85,898.80	$1,530.95	$128,848.00
Insurance							
4510-00 Commercial Property Insurance	1,110.62	1,500.00	389.38	8,888.81	12,000.00	3,111.19	18,000.00
4515-00 General Liability Insurance	1,603.31	1,216.67	(386.64)	12,826.48	9,733.36	(3,093.12)	14,600.00
4520-00 Commercial Package (D&O and Crime)	322.40	433.33	110.93	2,579.20	3,466.64	887.44	5,200.00
4530-00 Umbrella Insurance	168.17	166.67	(1.50)	1,345.36	1,333.36	(12.00)	2,000.00
4540-00 Workers Comp Insurance	42.42	47.08	4.66	339.36	376.64	37.28	565.00
Total Insurance	$3,246.92	$3,363.75	$116.83	$25,979.21	$26,910.00	$930.79	$40,365.00
Landscaping/Maintenance							
5505-00 Landscape Maint Contract	8,314.00	8,416.58	102.58	66,512.00	67,332.64	820.64	100,999.00
5510-00 Landscape Replacement	-	833.33	833.33	4,129.00	6,666.64	2,537.64	10,000.00
5515-00 Mulch	-	3,018.50	3,018.50	21,303.00	24,148.00	2,845.00	36,222.00
5520-00 Annuals	-	375.00	375.00	1,399.00	3,000.00	1,601.00	4,500.00
5525-00 Tree Trim LS Clearance	-	2,500.00	2,500.00	2,625.00	20,000.00	17,375.00	30,000.00
Total Landscaping/Maintenance	$8,314.00	$15,143.41	$6,829.41	$95,968.00	$121,147.28	$25,179.28	$181,721.00
Irrigation							
5530-00 Irrigation Maintenance	750.00	750.00	-	6,000.00	6,000.00	-	9,000.00
5535-00 Irrigation Repair	470.00	1,250.00	780.00	9,545.00	10,000.00	455.00	15,000.00
Total Irrigation	$1,220.00	$2,000.00	$780.00	$15,545.00	$16,000.00	$455.00	$24,000.00

folio Association Management

Income Statement - Operating

Cypress Springs Owners Association, Inc.

From 08/01/2025 to 08/31/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
Grounds Maintenance							
5540-00 General Repairs	$-	$250.00	$250.00	$549.00	$2,000.00	$1,451.00	$3,000.00
5541-00 Maintenance Supplies	118.60	-	(118.60)	365.75	-	(365.75)	-
5545-00 Fountain Maintenance	-	83.33	83.33	-	666.64	666.64	1,000.00
5555-00 Tennis Ct & Grounds	-	166.67	166.67	1,625.68	1,333.36	(292.32)	2,000.00
5560-00 Lake Maintenance	140.00	140.00	-	1,120.00	1,120.00	-	1,680.00
5565-00 Pressure Wash Bldg & Sidewalks	-	500.00	500.00	-	4,000.00	4,000.00	6,000.00
Total Grounds Maintenance	$258.60	$1,140.00	$881.40	$3,660.43	$9,120.00	$5,459.57	$13,680.00
Pool/Clubhouse							
5570-00 Clubhouse Maint Cleaning	1,200.00	1,300.00	100.00	9,600.00	10,400.00	800.00	15,600.00
5575-00 Clubhouse Lighting Repair	-	41.67	41.67	150.03	333.36	183.33	500.00
5580-00 Clubhouse Structure Repair/Paint	-	416.67	416.67	9,791.00	3,333.36	(6,457.64)	5,000.00
5585-00 Clubhouse Restroom Maint	201.43	83.33	(118.10)	201.43	666.64	465.21	1,000.00
5590-00 Clubhouse Miscellaneous	39.95	166.67	126.72	714.95	1,333.36	618.41	2,000.00
5595-00 Pool Maintenance Contract	1,475.00	1,475.00	-	11,800.00	11,800.00	-	17,700.00
5600-00 Pool Equipment/Repair	50.00	83.33	33.33	1,917.31	666.64	(1,250.67)	1,000.00
5601-00 Pool Pump Repair	450.00	83.33	(366.67)	450.00	666.64	216.64	1,000.00
5605-00 Pool Maintenance and Deck Repairs	60.16	166.67	106.51	2,310.16	1,333.36	(976.80)	2,000.00
5700-00 Clubhouse Pest Control	-	50.00	50.00	156.00	400.00	244.00	600.00
5710-00 Clubhouse Termite Bond	-	28.83	28.83	366.00	230.64	(135.36)	346.00
Total Pool/Clubhouse	$3,476.54	$3,895.50	$418.96	$37,456.88	$31,164.00	($6,292.88)	$46,746.00
Utilities							
6010-00 Electric	3,498.28	2,500.00	(998.28)	24,087.03	20,000.00	(4,087.03)	30,000.00
6020-00 Water	93.58	416.67	323.09	686.80	3,333.36	2,646.56	5,000.00
Total Utilities	$3,591.86	$2,916.67	($675.19)	$24,773.83	$23,333.36	($1,440.47)	$35,000.00
Reserve Expenses							
9105-00 Transfers To Reserves	4,850.00	4,850.00	-	38,800.00	38,800.00	-	58,200.00
Total Reserve Expenses	$4,850.00	$4,850.00	$-	$38,800.00	$38,800.00	$-	$58,200.00
Total OPERATING EXPENSE	**$39,928.82**	**$44,046.68**	**$4,117.86**	**$326,551.20**	**$352,373.44**	**$25,822.24**	**$528,560.00**
Net Income:	**$6,924.98**	**($0.01)**	**$6,924.99**	**$43,765.74**	**($0.08)**	**$43,765.82**	**$0.00**