Financial Report Package

July 2026

Prepared for

Cypress Springs Owners Association, Inc.

By

Folio Association Management

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Balance Sheet - Operating

Cypress Springs Owners Association, Inc.

End Date: 07/31/2026

Assets			
Assets			
10-1010-00	Popular Operating 0250	$183,010.63	
10-1042-00	Popular CD 8189, 3.4%, 6/22/2027	250,000.00	
Total Assets:			$433,010.63
Accounts Receivable			
14-1410-00	Accounts Receivable	23,922.96	
14-1470-00	Allowance for Doubtful Accounts	(9,221.07)	
Total Accounts Receivable:			$14,701.89
Prepaids & Deposits			
16-1430-00	Prepaid Insurance	13,470.20	
Total Prepaids & Deposits:			$13,470.20
Total Assets:			**$461,182.72**
Liabilities & Equity			
Liabilities			
20-2010-00	Accounts Payable	4,206.32	
20-2020-00	Prepaid Assessments	35,620.73	
20-2040-00	Accrued Expenses	1,400.00	
20-2060-00	Deferred Assessments	83,076.69	
Total Liabilities:			$124,303.74
Retained Earnings			
25-2500-00	Fund Balance	340,955.75	
Total Retained Earnings:			$340,955.75
	Net Income Gain / Loss	(4,076.77)	
			($4,076.77)
Total Liabilities & Equity:			**$461,182.72**

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Balance Sheet - Reserve

Cypress Springs Owners Association, Inc.

End Date: 07/31/2026

Assets

Reserve Bank Accounts

11-1020-00	Popular Reserve 0268	$97,381.25	
11-1183-00	Popular CD 8226, 3.4%, 6/22/2027	200,000.00	
Total Reserve Bank Accounts:			$297,381.25
Total Assets:			**$297,381.25**

Liabilities & Equity

Reserve Allocations

21-2110-00	Site Improvements Reserves	113,446.65	
21-2120-00	Clubhouse Reserves	47,359.61	
21-2180-00	Landscape/Irrigation Reserves	37,950.09	
21-2200-00	Pool & Equipment Reserves	56,255.62	
21-2230-00	Pavement Reserves	19,591.91	
21-2280-00	Contingency Reserves	22,567.16	
21-2300-00	Reserve Interest	210.21	
Total Reserve Allocations:			$297,381.25
	Net Income Gain / Loss	0.00	
			$0.00
Total Liabilities & Equity:			**$297,381.25**

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Income Statement - Operating

Cypress Springs Owners Association, Inc.

From 07/01/2026 to 07/31/2026

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	$ -	$290,768.31	$290,768.31	$ -	$ 498,460.00
3080-00 Interest Earned	3.13	1,372.50	(1,369.37)	16,621.31	9,607.50	7,013.81	16,470.00
3100-00 Late Fees and Interest	227.93	83.33	144.60	921.24	583.31	337.93	1,000.00
3120-00 NSF Fees	-	-	-	70.00	-	70.00	-
3140-00 Collection Income	1,705.00	416.67	1,288.33	5,955.00	2,916.69	3,038.31	5,000.00
3150-00 Keys/Remotes/Cards	75.00	41.67	33.33	662.72	291.69	371.03	500.00
3180-00 Legal Fees Reimbursed	-	125.00	(125.00)	3,437.89	875.00	2,562.89	1,500.00
3190-00 Owner Repair - Reimbursed	-	-	-	50.00	-	50.00	-
3210-00 Clubhouse Usage Income	(350.00)	83.33	(433.33)	1,283.00	583.31	699.69	1,000.00
Total Revenue/Income	$ 43,199.39	$43,660.83	($ 461.44)	$319,769.47	$305,625.81	$14,143.66	$ 523,930.00
Total OPERATING INCOME	**$ 43,199.39**	**$43,660.83**	**($ 461.44)**	**$319,769.47**	**$305,625.81**	**$ 14,143.66**	**$ 523,930.00**
OPERATING EXPENSE							
Administrative Expenses							
4020-00 Web Site Maintenance	-	19.17	19.17	-	134.19	134.19	230.00
4030-00 Accounting/Audit Fees	-	333.33	333.33	3,750.00	2,333.31	(1,416.69)	4,000.00
4040-00 Coupon Book Expense	-	333.33	333.33	3,433.50	2,333.31	(1,100.19)	4,000.00
4050-00 Legal Expenses	1,940.61	833.33	(1,107.28)	15,836.03	5,833.31	(10,002.72)	10,000.00
4060-00 Management Services	4,228.83	4,228.83	-	29,601.81	29,601.81	-	50,746.00
4070-00 Record Storage	50.00	50.00	-	350.00	350.00	-	600.00
4080-00 Licenses - Permits	-	41.67	41.67	445.35	291.69	(153.66)	500.00
4110-00 Bad Debt Expense	-	333.33	333.33	-	2,333.31	2,333.31	4,000.00
4120-00 Admin Fees Exp HRG	3,332.88	2,333.33	(999.55)	15,960.43	16,333.31	372.88	28,000.00
4150-00 Miscellaneous Expense	-	41.67	41.67	22.13	291.69	269.56	500.00
4160-00 Security (pool guards)	1,963.00	750.00	(1,213.00)	6,513.00	5,250.00	(1,263.00)	9,000.00
4170-00 Security (sheriff dept)	-	500.00	500.00	1,780.25	3,500.00	1,719.75	6,000.00
4180-00 Camera Maint & Surveillance	-	83.33	83.33	491.85	583.31	91.46	1,000.00
4185-00 Repairs-Maint Security System	274.56	50.00	(224.56)	1,869.45	350.00	(1,519.45)	600.00
4195-00 Online Voting	-	130.83	130.83	-	915.81	915.81	1,570.00
Total Administrative Expenses	$ 11,789.88	$10,062.15	($ 1,727.73)	$ 80,053.80	$ 70,435.05	($9,618.75)	$ 120,746.00
Insurance							
4510-00 Commercial Property Insurance	1,000.63	1,500.00	499.37	7,004.41	10,500.00	3,495.59	18,000.00
4515-00 General Liability Insurance	1,771.56	1,216.67	(554.89)	12,400.92	8,516.69	(3,884.23)	14,600.00
4520-00 Commercial Package (D&O and Crime)	333.28	433.33	100.05	2,332.96	3,033.31	700.35	5,200.00
4530-00 Umbrella Insurance	235.16	166.67	(68.49)	1,646.12	1,166.69	(479.43)	2,000.00
4540-00 Workers Comp Insurance	41.92	47.50	5.58	293.44	332.50	39.06	570.00
Total Insurance	$ 3,382.55	$ 3,364.17	($ 18.38)	$ 23,677.85	$ 23,549.19	($128.66)	$ 40,370.00
Landscaping/Maintenance							
5505-00 Landscape Maint Contract	8,563.05	8,628.33	65.28	59,941.40	60,398.31	456.91	103,540.00
5510-00 Landscape Replacement	-	775.00	775.00	-	5,425.00	5,425.00	9,300.00
5515-00 Mulch	-	2,916.67	2,916.67	29,250.00	20,416.69	(8,833.31)	35,000.00
5520-00 Annuals	-	375.00	375.00	1,508.00	2,625.00	1,117.00	4,500.00
5525-00 Tree Trim LS Clearance	-	2,083.33	2,083.33	22,120.00	14,583.31	(7,536.69)	25,000.00
Total Landscaping/Maintenance	$ 8,563.05	$14,778.33	$ 6,215.28	$112,819.40	$103,448.31	($9,371.09)	$ 177,340.00

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Income Statement - Operating

Cypress Springs Owners Association, Inc.

From 07/01/2026 to 07/31/2026

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
Irrigation							
5530-00 Irrigation Maintenance	$750.00	$750.00	$-	$5,250.00	$5,250.00	$-	$9,000.00
5535-00 Irrigation Repair	1,790.00	1,333.33	(456.67)	14,190.00	9,333.31	(4,856.69)	16,000.00
Total Irrigation	$2,540.00	$2,083.33	($456.67)	$19,440.00	$14,583.31	($4,856.69)	$25,000.00
Grounds Maintenance							
5540-00 General Repairs	-	166.67	166.67	844.36	1,166.69	322.33	2,000.00
5541-00 Maintenance Supplies	11.66	50.00	38.34	1,533.81	350.00	(1,183.81)	600.00
5545-00 Fountain Maintenance	-	83.33	83.33	-	583.31	583.31	1,000.00
5555-00 Tennis Ct & Grounds	471.44	250.00	(221.44)	3,604.06	1,750.00	(1,854.06)	3,000.00
5560-00 Lake Maintenance	140.00	140.00	-	980.00	980.00	-	1,680.00
5565-00 Pressure Wash Bldg & Sidewalks	-	500.00	500.00	-	3,500.00	3,500.00	6,000.00
Total Grounds Maintenance	$623.10	$1,190.00	$566.90	$6,962.23	$8,330.00	$1,367.77	$14,280.00
Pool/Clubhouse							
5570-00 Clubhouse Maint Cleaning	1,200.00	1,200.00	-	7,848.00	8,400.00	552.00	14,400.00
5575-00 Clubhouse Lighting Repair	-	41.67	41.67	75.00	291.69	216.69	500.00
5580-00 Clubhouse Structure Repair/Paint	-	166.67	166.67	-	1,166.69	1,166.69	2,000.00
5583-00 Clubhouse Christmas Decor	-	41.67	41.67	-	291.69	291.69	500.00
5585-00 Clubhouse Restroom Maint	-	83.33	83.33	51.18	583.31	532.13	1,000.00
5590-00 Clubhouse Miscellaneous	-	166.67	166.67	802.14	1,166.69	364.55	2,000.00
5595-00 Pool Maintenance Contract	2,000.00	1,583.33	(416.67)	12,862.25	11,083.31	(1,778.94)	19,000.00
5600-00 Pool Equipment/Repair	-	250.00	250.00	771.57	1,750.00	978.43	3,000.00
5601-00 Pool Pump Repair	-	166.67	166.67	148.77	1,166.69	1,017.92	2,000.00
5605-00 Pool Maintenance and Deck Repairs	100.00	166.67	66.67	1,609.11	1,166.69	(442.42)	2,000.00
5700-00 Clubhouse Pest Control	-	52.50	52.50	212.00	367.50	155.50	630.00
5710-00 Clubhouse Termite Bond	-	30.83	30.83	377.00	215.81	(161.19)	370.00
Total Pool/Clubhouse	$3,300.00	$3,950.01	$650.01	$24,757.02	$27,650.07	$2,893.05	$47,400.00
Utilities							
6010-00 Electric	3,590.40	2,833.33	(757.07)	18,430.32	19,833.31	1,402.99	34,000.00
6020-00 Water	122.07	166.67	44.60	1,075.81	1,166.69	90.88	2,000.00
Total Utilities	$3,712.47	$3,000.00	($712.47)	$19,506.13	$21,000.00	$1,493.87	$36,000.00
Reserve Expenses							
9105-00 Transfers To Reserves	5,232.83	5,232.83	-	36,629.81	36,629.81	-	62,794.00
Total Reserve Expenses	$5,232.83	$5,232.83	$-	$36,629.81	$36,629.81	$-	$62,794.00
Total OPERATING EXPENSE	**$39,143.88**	**$43,660.82**	**$4,516.94**	**$323,846.24**	**$305,625.74**	**($18,220.50)**	**$523,930.00**
Net Income:	**$4,055.51**	**$0.01**	**$4,055.50**	**($4,076.77)**	**$0.07**	**($4,076.84)**	**$0.00**

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