# Financial Report Package

# August 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: 08/31/2026

| | | | |
|---|---|---|---|
| **Assets** | | | |
| Assets | | | |
| 10-1010-00 | Popular Operating 0250 | $174,403.05 | |
| 10-1042-00 | Popular CD 8189, 3.4%, 6/22/2027 | 250,000.00 | |
| Total Assets: | | | $424,403.05 |
| Accounts Receivable | | | |
| 14-1410-00 | Accounts Receivable | 16,572.44 | |
| 14-1470-00 | Allowance for Doubtful Accounts | (9,221.07) | |
| Total Accounts Receivable: | | | $7,351.37 |
| Prepaids & Deposits | | | |
| 16-1430-00 | Prepaid Insurance | 10,087.65 | |
| Total Prepaids & Deposits: | | | $10,087.65 |
| **Total Assets:** | | | **$441,842.07** |
| **Liabilities & Equity** | | | |
| Liabilities | | | |
| 20-2010-00 | Accounts Payable | 17,987.15 | |
| 20-2020-00 | Prepaid Assessments | 39,929.87 | |
| 20-2040-00 | Accrued Expenses | 12,791.89 | |
| 20-2060-00 | Deferred Assessments | 41,538.36 | |
| Total Liabilities: | | | $112,247.27 |
| Retained Earnings | | | |
| 25-2500-00 | Fund Balance | 340,955.75 | |
| Total Retained Earnings: | | | $340,955.75 |
| | Net Income Gain / Loss | (11,360.95) | |
| | | | ($11,360.95) |
| **Total Liabilities & Equity:** | | | **$441,842.07** |


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# Balance Sheet - Reserve

Cypress Springs Owners Association, Inc.

End Date: 08/31/2026

**Assets**

Reserve Bank Accounts

| | | | |
|---|---|---|---|
| 11-1020-00 | Popular Reserve 0268 | $97,138.12 | |
| 11-1183-00 | Popular CD 8226, 3.4%, 6/22/2027 | 200,000.00 | |
| Total Reserve Bank Accounts: | | | $297,138.12 |
| **Total Assets:** | | | **$297,138.12** |

**Liabilities & Equity**

Reserve Allocations

| | | | |
|---|---|---|---|
| 21-2110-00 | Site Improvements Reserves | 114,654.48 | |
| 21-2120-00 | Clubhouse Reserves | 49,059.61 | |
| 21-2180-00 | Landscape/Irrigation Reserves | 38,450.09 | |
| 21-2200-00 | Pool & Equipment Reserves | 57,855.62 | |
| 21-2230-00 | Pavement Reserves | 19,716.91 | |
| 21-2280-00 | Contingency Reserves | 17,167.16 | |
| 21-2300-00 | Reserve Interest | 234.25 | |
| Total Reserve Allocations: | | | $297,138.12 |
| | Net Income Gain / Loss | 0.00 | |
| | | | $0.00 |
| **Total Liabilities & Equity:** | | | **$297,138.12** |


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# Income Statement - Operating

Cypress Springs Owners Association, Inc.

From 08/01/2026 to 08/31/2026

| 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 | $ - | $332,306.64 | $332,306.64 | $ - | $ 498,460.00 |
| 3080-00 Interest Earned | 3.09 | 1,372.50 | ( 1,369.41) | 16,624.40 | 10,980.00 | 5,644.40 | 16,470.00 |
| 3100-00 Late Fees and Interest | 130.48 | 83.33 | 47.15 | 1,051.72 | 666.64 | 385.08 | 1,000.00 |
| 3120-00 NSF Fees | - | - | - | 70.00 | - | 70.00 | - |
| 3140-00 Collection Income | 300.00 | 416.67 | ( 116.67) | 6,255.00 | 3,333.36 | 2,921.64 | 5,000.00 |
| 3150-00 Keys/Remotes/Cards | - | 41.67 | ( 41.67) | 662.72 | 333.36 | 329.36 | 500.00 |
| 3180-00 Legal Fees Reimbursed | 600.00 | 125.00 | 475.00 | 4,037.89 | 1,000.00 | 3,037.89 | 1,500.00 |
| 3190-00 Owner Repair - Reimbursed | - | - | - | 50.00 | - | 50.00 | - |
| 3210-00 Clubhouse Usage Income | - | 83.33 | ( 83.33) | 1,283.00 | 666.64 | 616.36 | 1,000.00 |
| **Total Revenue/Income** | $ 42,571.90 | $43,660.83 | ($ 1,088.93) | $362,341.37 | $349,286.64 | $13,054.73 | $ 523,930.00 |
| **Total OPERATING INCOME** | **$ 42,571.90** | **$43,660.83** | **($ 1,088.93)** | **$362,341.37** | **$349,286.64** | **$ 13,054.73** | **$ 523,930.00** |
| **OPERATING EXPENSE** | | | | | | | |
| **Administrative Expenses** | | | | | | | |
| 4020-00 Web Site Maintenance | 170.00 | 19.17 | ( 150.83) | 170.00 | 153.36 | ( 16.64) | 230.00 |
| 4030-00 Accounting/Audit Fees | - | 333.33 | 333.33 | 3,750.00 | 2,666.64 | ( 1,083.36) | 4,000.00 |
| 4040-00 Coupon Book Expense | - | 333.33 | 333.33 | 3,433.50 | 2,666.64 | ( 766.86) | 4,000.00 |
| 4050-00 Legal Expenses | 1,386.00 | 833.33 | ( 552.67) | 17,222.03 | 6,666.64 | ( 10,555.39) | 10,000.00 |
| 4060-00 Management Services | 4,228.83 | 4,228.83 | - | 33,830.64 | 33,830.64 | - | 50,746.00 |
| 4070-00 Record Storage | 50.00 | 50.00 | - | 400.00 | 400.00 | - | 600.00 |
| 4080-00 Licenses - Permits | - | 41.67 | 41.67 | 445.35 | 333.36 | ( 111.99) | 500.00 |
| 4110-00 Bad Debt Expense | - | 333.33 | 333.33 | - | 2,666.64 | 2,666.64 | 4,000.00 |
| 4120-00 Admin Fees Exp HRG | 1,920.97 | 2,333.33 | 412.36 | 17,881.40 | 18,666.64 | 785.24 | 28,000.00 |
| 4150-00 Miscellaneous Expense | - | 41.67 | 41.67 | 22.13 | 333.36 | 311.23 | 500.00 |
| 4160-00 Security (pool guards) | 2,080.00 | 750.00 | ( 1,330.00) | 8,593.00 | 6,000.00 | ( 2,593.00) | 9,000.00 |
| 4170-00 Security (sheriff dept) | - | 500.00 | 500.00 | 1,780.25 | 4,000.00 | 2,219.75 | 6,000.00 |
| 4180-00 Camera Maint & Surveillance | 75.60 | 83.33 | 7.73 | 567.45 | 666.64 | 99.19 | 1,000.00 |
| 4185-00 Repairs-Maint Security System | 111.84 | 50.00 | ( 61.84) | 1,981.29 | 400.00 | ( 1,581.29) | 600.00 |
| 4195-00 Online Voting | - | 130.83 | 130.83 | - | 1,046.64 | 1,046.64 | 1,570.00 |
| **Total Administrative Expenses** | $ 10,023.24 | $10,062.15 | $ 38.91 | $ 90,077.04 | $ 80,497.20 | ($9,579.84) | $ 120,746.00 |
| **Insurance** | | | | | | | |
| 4510-00 Commercial Property Insurance | 1,000.63 | 1,500.00 | 499.37 | 8,005.04 | 12,000.00 | 3,994.96 | 18,000.00 |
| 4515-00 General Liability Insurance | 1,771.56 | 1,216.67 | ( 554.89) | 14,172.48 | 9,733.36 | ( 4,439.12) | 14,600.00 |
| 4520-00 Commercial Package (D&O and Crime) | 333.28 | 433.33 | 100.05 | 2,666.24 | 3,466.64 | 800.40 | 5,200.00 |
| 4530-00 Umbrella Insurance | 235.16 | 166.67 | ( 68.49) | 1,881.28 | 1,333.36 | ( 547.92) | 2,000.00 |
| 4540-00 Workers Comp Insurance | 41.92 | 47.50 | 5.58 | 335.36 | 380.00 | 44.64 | 570.00 |
| **Total Insurance** | $ 3,382.55 | $ 3,364.17 | ($ 18.38) | $ 27,060.40 | $ 26,913.36 | ($147.04) | $ 40,370.00 |
| **Landscaping/Maintenance** | | | | | | | |
| 5505-00 Landscape Maint Contract | 8,563.06 | 8,628.33 | 65.27 | 68,504.46 | 69,026.64 | 522.18 | 103,540.00 |
| 5510-00 Landscape Replacement | 10,381.21 | 775.00 | ( 9,606.21) | 10,381.21 | 6,200.00 | ( 4,181.21) | 9,300.00 |
| 5515-00 Mulch | - | 2,916.67 | 2,916.67 | 29,250.00 | 23,333.36 | ( 5,916.64) | 35,000.00 |
| 5520-00 Annuals | 2,834.87 | 375.00 | ( 2,459.87) | 4,342.87 | 3,000.00 | ( 1,342.87) | 4,500.00 |
| 5525-00 Tree Trim LS Clearance | 850.00 | 2,083.33 | 1,233.33 | 22,970.00 | 16,666.64 | ( 6,303.36) | 25,000.00 |
| **Total Landscaping/Maintenance** | $ 22,629.14 | $14,778.33 | ($ 7,850.81) | $135,448.54 | $118,226.64 | ($17,221.90) | $ 177,340.00 |


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# Income Statement - Operating

Cypress Springs Owners Association, Inc.

From 08/01/2026 to 08/31/2026

| 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 | $- | $6,000.00 | $6,000.00 | $- | $9,000.00 |
| 5535-00 Irrigation Repair | 245.00 | 1,333.33 | 1,088.33 | 14,435.00 | 10,666.64 | (3,768.36) | 16,000.00 |
| **Total Irrigation** | $995.00 | $2,083.33 | $1,088.33 | $20,435.00 | $16,666.64 | ($3,768.36) | $25,000.00 |
| **Grounds Maintenance** | | | | | | | |
| 5540-00 General Repairs | - | 166.67 | 166.67 | 844.36 | 1,333.36 | 489.00 | 2,000.00 |
| 5541-00 Maintenance Supplies | - | 50.00 | 50.00 | 1,533.81 | 400.00 | (1,133.81) | 600.00 |
| 5545-00 Fountain Maintenance | 445.20 | 83.33 | (361.87) | 445.20 | 666.64 | 221.44 | 1,000.00 |
| 5555-00 Tennis Ct & Grounds | - | 250.00 | 250.00 | 3,604.06 | 2,000.00 | (1,604.06) | 3,000.00 |
| 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** | $585.20 | $1,190.00 | $604.80 | $7,547.43 | $9,520.00 | $1,972.57 | $14,280.00 |
| **Pool/Clubhouse** | | | | | | | |
| 5570-00 Clubhouse Maint Cleaning | 1,200.00 | 1,200.00 | - | 9,048.00 | 9,600.00 | 552.00 | 14,400.00 |
| 5575-00 Clubhouse Lighting Repair | - | 41.67 | 41.67 | 75.00 | 333.36 | 258.36 | 500.00 |
| 5580-00 Clubhouse Structure Repair/Paint | - | 166.67 | 166.67 | - | 1,333.36 | 1,333.36 | 2,000.00 |
| 5583-00 Clubhouse Christmas Decor | - | 41.67 | 41.67 | - | 333.36 | 333.36 | 500.00 |
| 5585-00 Clubhouse Restroom Maint | - | 83.33 | 83.33 | 51.18 | 666.64 | 615.46 | 1,000.00 |
| 5590-00 Clubhouse Miscellaneous | - | 166.67 | 166.67 | 802.14 | 1,333.36 | 531.22 | 2,000.00 |
| 5595-00 Pool Maintenance Contract | 2,000.00 | 1,583.33 | (416.67) | 14,862.25 | 12,666.64 | (2,195.61) | 19,000.00 |
| 5600-00 Pool Equipment/Repair | 333.20 | 250.00 | (83.20) | 1,104.77 | 2,000.00 | 895.23 | 3,000.00 |
| 5601-00 Pool Pump Repair | - | 166.67 | 166.67 | 148.77 | 1,333.36 | 1,184.59 | 2,000.00 |
| 5605-00 Pool Maintenance and Deck Repairs | - | 166.67 | 166.67 | 1,609.11 | 1,333.36 | (275.75) | 2,000.00 |
| 5700-00 Clubhouse Pest Control | 54.00 | 52.50 | (1.50) | 266.00 | 420.00 | 154.00 | 630.00 |
| 5710-00 Clubhouse Termite Bond | - | 30.83 | 30.83 | 377.00 | 246.64 | (130.36) | 370.00 |
| **Total Pool/Clubhouse** | $3,587.20 | $3,950.01 | $362.81 | $28,344.22 | $31,600.08 | $3,255.86 | $47,400.00 |
| **Utilities** | | | | | | | |
| 6010-00 Electric | 3,312.10 | 2,833.33 | (478.77) | 21,717.65 | 22,666.64 | 948.99 | 34,000.00 |
| 6020-00 Water | 133.59 | 166.67 | 33.08 | 1,209.40 | 1,333.36 | 123.96 | 2,000.00 |
| **Total Utilities** | $3,445.69 | $3,000.00 | ($445.69) | $22,927.05 | $24,000.00 | $1,072.95 | $36,000.00 |
| **Reserve Expenses** | | | | | | | |
| 9105-00 Transfers To Reserves | 5,232.83 | 5,232.83 | - | 41,862.64 | 41,862.64 | - | 62,794.00 |
| **Total Reserve Expenses** | $5,232.83 | $5,232.83 | $- | $41,862.64 | $41,862.64 | $- | $62,794.00 |
| **Total OPERATING EXPENSE** | **$49,880.85** | **$43,660.82** | **($6,220.03)** | **$373,702.32** | **$349,286.56** | **($24,415.76)** | **$523,930.00** |
| **Net Income:** | **($7,308.95)** | **$0.01** | **($7,308.96)** | **($11,360.95)** | **$0.08** | **($11,361.03)** | **$0.00** |


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