Financial Report Package

September 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: 09/30/2026

Assets			
Assets			
10-1010-00	Popular Operating 0250	$147,481.21	
10-1042-00	Popular CD 8189, 3.4%, 6/22/2027	250,000.00	
Total Assets:			$397,481.21
Accounts Receivable			
14-1410-00	Accounts Receivable	14,784.53	
14-1470-00	Allowance for Doubtful Accounts	(9,221.07)	
Total Accounts Receivable:			$5,563.46
Prepaids & Deposits			
16-1430-00	Prepaid Insurance	6,705.10	
Total Prepaids & Deposits:			$6,705.10
Total Assets:			**$409,749.77**
Liabilities & Equity			
Liabilities			
20-2010-00	Accounts Payable	8,280.35	
20-2020-00	Prepaid Assessments	59,761.20	
20-2040-00	Accrued Expenses	8,563.06	
20-2060-00	Deferred Assessments	0.03	
Total Liabilities:			$76,604.64
Retained Earnings			
25-2500-00	Fund Balance	340,955.75	
Total Retained Earnings:			$340,955.75
	Net Income Gain / Loss	(7,810.62)	
			($7,810.62)
Total Liabilities & Equity:			**$409,749.77**

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Balance Sheet - Reserve

Cypress Springs Owners Association, Inc.

End Date: 09/30/2026

Assets

Reserve Bank Accounts

11-1020-00	Popular Reserve 0268	$102,394.99	
11-1183-00	Popular CD 8226, 3.4%, 6/22/2027	200,000.00	
Total Reserve Bank Accounts:			$302,394.99
Total Assets:			**$302,394.99**

Liabilities & Equity

Reserve Allocations

21-2110-00	Site Improvements Reserves	115,862.31	
21-2120-00	Clubhouse Reserves	50,759.61	
21-2180-00	Landscape/Irrigation Reserves	38,950.09	
21-2200-00	Pool & Equipment Reserves	59,455.62	
21-2230-00	Pavement Reserves	19,841.91	
21-2280-00	Contingency Reserves	17,267.16	
21-2300-00	Reserve Interest	258.29	
Total Reserve Allocations:			$302,394.99
	Net Income Gain / Loss	0.00	
			$0.00
Total Liabilities & Equity:			**$302,394.99**

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Income Statement - Operating

Cypress Springs Owners Association, Inc.

From 09/01/2026 to 09/30/2026

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	$ -	$373,844.97	$373,844.97	$ -	$ 498,460.00
3080-00 Interest Earned	2.58	1,372.50	(1,369.92)	16,626.98	12,352.50	4,274.48	16,470.00
3100-00 Late Fees and Interest	122.60	83.33	39.27	1,174.32	749.97	424.35	1,000.00
3120-00 NSF Fees	-	-	-	70.00	-	70.00	-
3140-00 Collection Income	75.00	416.67	(341.67)	6,330.00	3,750.03	2,579.97	5,000.00
3150-00 Keys/Remotes/Cards	-	41.67	(41.67)	662.72	375.03	287.69	500.00
3180-00 Legal Fees Reimbursed	-	125.00	(125.00)	4,037.89	1,125.00	2,912.89	1,500.00
3190-00 Owner Repair - Reimbursed	-	-	-	50.00	-	50.00	-
3210-00 Clubhouse Usage Income	-	83.33	(83.33)	1,283.00	749.97	533.03	1,000.00
Total Revenue/Income	$ 41,738.51	$43,660.83	($ 1,922.32)	$404,079.88	$392,947.47	$11,132.41	$ 523,930.00
Total OPERATING INCOME	**$ 41,738.51**	**$43,660.83**	**($ 1,922.32)**	**$404,079.88**	**$392,947.47**	**$ 11,132.41**	**$ 523,930.00**
OPERATING EXPENSE							
Administrative Expenses							
4020-00 Web Site Maintenance	-	19.17	19.17	170.00	172.53	2.53	230.00
4030-00 Accounting/Audit Fees	-	333.33	333.33	3,750.00	2,999.97	(750.03)	4,000.00
4040-00 Coupon Book Expense	-	333.33	333.33	3,433.50	2,999.97	(433.53)	4,000.00
4050-00 Legal Expenses	200.00	833.33	633.33	17,422.03	7,499.97	(9,922.06)	10,000.00
4060-00 Management Services	4,228.83	4,228.83	-	38,059.47	38,059.47	-	50,746.00
4070-00 Record Storage	50.00	50.00	-	450.00	450.00	-	600.00
4080-00 Licenses - Permits	-	41.67	41.67	445.35	375.03	(70.32)	500.00
4110-00 Bad Debt Expense	-	333.33	333.33	-	2,999.97	2,999.97	4,000.00
4120-00 Admin Fees Exp HRG	3,394.68	2,333.33	(1,061.35)	21,276.08	20,999.97	(276.11)	28,000.00
4150-00 Miscellaneous Expense	-	41.67	41.67	22.13	375.03	352.90	500.00
4160-00 Security (pool guards)	728.00	750.00	22.00	9,321.00	6,750.00	(2,571.00)	9,000.00
4170-00 Security (sheriff dept)	-	500.00	500.00	1,780.25	4,500.00	2,719.75	6,000.00
4180-00 Camera Maint & Surveillance	75.60	83.33	7.73	643.05	749.97	106.92	1,000.00
4185-00 Repairs-Maint Security System	340.81	50.00	(290.81)	2,322.10	450.00	(1,872.10)	600.00
4195-00 Online Voting	-	130.83	130.83	-	1,177.47	1,177.47	1,570.00
Total Administrative Expenses	$ 9,017.92	$10,062.15	$ 1,044.23	$ 99,094.96	$ 90,559.35	($8,535.61)	$ 120,746.00
Insurance							
4510-00 Commercial Property Insurance	1,000.63	1,500.00	499.37	9,005.67	13,500.00	4,494.33	18,000.00
4515-00 General Liability Insurance	1,771.56	1,216.67	(554.89)	15,944.04	10,950.03	(4,994.01)	14,600.00
4520-00 Commercial Package (D&O and Crime)	333.28	433.33	100.05	2,999.52	3,899.97	900.45	5,200.00
4530-00 Umbrella Insurance	235.16	166.67	(68.49)	2,116.44	1,500.03	(616.41)	2,000.00
4540-00 Workers Comp Insurance	41.92	47.50	5.58	377.28	427.50	50.22	570.00
Total Insurance	$ 3,382.55	$ 3,364.17	($ 18.38)	$ 30,442.95	$ 30,277.53	($165.42)	$ 40,370.00
Landscaping/Maintenance							
5505-00 Landscape Maint Contract	8,563.06	8,628.33	65.27	77,067.52	77,654.97	587.45	103,540.00
5510-00 Landscape Replacement	-	775.00	775.00	10,381.21	6,975.00	(3,406.21)	9,300.00
5515-00 Mulch	-	2,916.67	2,916.67	29,250.00	26,250.03	(2,999.97)	35,000.00
5520-00 Annuals	-	375.00	375.00	4,342.87	3,375.00	(967.87)	4,500.00
5525-00 Tree Trim LS Clearance	-	2,083.33	2,083.33	22,970.00	18,749.97	(4,220.03)	25,000.00
Total Landscaping/Maintenance	$ 8,563.06	$14,778.33	$ 6,215.27	$144,011.60	$133,004.97	($11,006.63)	$ 177,340.00

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Income Statement - Operating

Cypress Springs Owners Association, Inc.

From 09/01/2026 to 09/30/2026

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	$-	$6,750.00	$6,750.00	$-	$9,000.00
5535-00 Irrigation Repair	370.00	1,333.33	963.33	14,805.00	11,999.97	(2,805.03)	16,000.00
Total Irrigation	$1,120.00	$2,083.33	$963.33	$21,555.00	$18,749.97	($2,805.03)	$25,000.00
Grounds Maintenance							
5540-00 General Repairs	-	166.67	166.67	844.36	1,500.03	655.67	2,000.00
5541-00 Maintenance Supplies	-	50.00	50.00	1,533.81	450.00	(1,083.81)	600.00
5545-00 Fountain Maintenance	-	83.33	83.33	445.20	749.97	304.77	1,000.00
5555-00 Tennis Ct & Grounds	559.48	250.00	(309.48)	4,163.54	2,250.00	(1,913.54)	3,000.00
5560-00 Lake Maintenance	140.00	140.00	-	1,260.00	1,260.00	-	1,680.00
5565-00 Pressure Wash Bldg & Sidewalks	-	500.00	500.00	-	4,500.00	4,500.00	6,000.00
Total Grounds Maintenance	$699.48	$1,190.00	$490.52	$8,246.91	$10,710.00	$2,463.09	$14,280.00
Pool/Clubhouse							
5570-00 Clubhouse Maint Cleaning	1,200.00	1,200.00	-	10,248.00	10,800.00	552.00	14,400.00
5575-00 Clubhouse Lighting Repair	-	41.67	41.67	75.00	375.03	300.03	500.00
5580-00 Clubhouse Structure Repair/Paint	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
5583-00 Clubhouse Christmas Decor	-	41.67	41.67	-	375.03	375.03	500.00
5585-00 Clubhouse Restroom Maint	-	83.33	83.33	51.18	749.97	698.79	1,000.00
5590-00 Clubhouse Miscellaneous	350.00	166.67	(183.33)	1,152.14	1,500.03	347.89	2,000.00
5595-00 Pool Maintenance Contract	5,000.00	1,583.33	(3,416.67)	19,862.25	14,249.97	(5,612.28)	19,000.00
5600-00 Pool Equipment/Repair	-	250.00	250.00	1,104.77	2,250.00	1,145.23	3,000.00
5601-00 Pool Pump Repair	-	166.67	166.67	148.77	1,500.03	1,351.26	2,000.00
5605-00 Pool Maintenance and Deck Repairs	300.00	166.67	(133.33)	1,909.11	1,500.03	(409.08)	2,000.00
5700-00 Clubhouse Pest Control	-	52.50	52.50	266.00	472.50	206.50	630.00
5710-00 Clubhouse Termite Bond	-	30.83	30.83	377.00	277.47	(99.53)	370.00
Total Pool/Clubhouse	$6,850.00	$3,950.01	($2,899.99)	$35,194.22	$35,550.09	$355.87	$47,400.00
Utilities							
6010-00 Electric	3,249.87	2,833.33	(416.54)	24,967.52	25,499.97	532.45	34,000.00
6020-00 Water	72.47	166.67	94.20	1,281.87	1,500.03	218.16	2,000.00
Total Utilities	$3,322.34	$3,000.00	($322.34)	$26,249.39	$27,000.00	$750.61	$36,000.00
Reserve Expenses							
9105-00 Transfers To Reserves	5,232.83	5,232.83	-	47,095.47	47,095.47	-	62,794.00
Total Reserve Expenses	$5,232.83	$5,232.83	$-	$47,095.47	$47,095.47	$-	$62,794.00
Total OPERATING EXPENSE	**$38,188.18**	**$43,660.82**	**$5,472.64**	**$411,890.50**	**$392,947.38**	**($18,943.12)**	**$523,930.00**
Net Income:	**$3,550.33**	**$0.01**	**$3,550.32**	**($7,810.62)**	**$0.09**	**($7,810.71)**	**$0.00**

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