Financial Report Package

January 2026

Prepared for

Cypress Springs Owners Association, Inc.

By

Folio Association Management

Balance Sheet - Operating

Cypress Springs Owners Association, Inc.

End Date: 01/31/2026

Assets			
Assets			
10-1010-00	Popular Operating 0250	$182,117.04	
10-1041-00	Popular CD 7853 3.70% 05/21/2026	250,000.00	
Total Assets:			$432,117.04
Accounts Receivable			
14-1410-00	Accounts Receivable	31,870.94	
14-1470-00	Allowance for Doubtful Accounts	(9,221.07)	
Total Accounts Receivable:			$22,649.87
Prepaids & Deposits			
16-1430-00	Prepaid Insurance	33,825.50	
Total Prepaids & Deposits:			$33,825.50
Total Assets:			**$488,592.41**
Liabilities & Equity			
Liabilities			
20-2010-00	Accounts Payable	56,236.15	
20-2020-00	Prepaid Assessments	48,451.53	
20-2060-00	Deferred Assessments	83,076.67	
Total Liabilities:			$187,764.35
Retained Earnings			
25-2500-00	Fund Balance	344,973.75	
Total Retained Earnings:			$344,973.75
	Net Income Gain / Loss	(44,145.69)	($44,145.69)
Total Liabilities & Equity:			**$488,592.41**

Balance Sheet - Reserve

Cypress Springs Owners Association, Inc.

End Date: 01/31/2026

Assets

Reserve Bank Accounts

11-1020-00	Popular Reserve 0268	$107,115.45	
11-1182-00	Popular CD 7845 3.70% 05/21/2026	200,000.00	
Total Reserve Bank Accounts:			$307,115.45
Total Assets:			**$307,115.45**

Liabilities & Equity

Reserve Allocations

21-2110-00	Site Improvements Reserves	109,998.89	
21-2120-00	Clubhouse Reserves	37,159.61	
21-2180-00	Landscape/Irrigation Reserves	68,242.46	
21-2200-00	Pool & Equipment Reserves	46,655.62	
21-2230-00	Pavement Reserves	18,841.91	
21-2280-00	Contingency Reserves	26,191.16	
21-2300-00	Reserve Interest	25.80	
Total Reserve Allocations:			$307,115.45
	Net Income Gain / Loss	0.00	
			$0.00
Total Liabilities & Equity:			**$307,115.45**

Income Statement - Operating

Cypress Springs Owners Association, Inc.

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

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	$ -	$ 41,538.33	$ 41,538.33	$ -	$ 498,460.00
3080-00 Interest Earned	2.96	1,372.50	(1,369.54)	2.96	1,372.50	(1,369.54)	16,470.00
3100-00 Late Fees and Interest	272.83	83.33	189.50	272.83	83.33	189.50	1,000.00
3140-00 Collection Income	1,120.00	416.67	703.33	1,120.00	416.67	703.33	5,000.00
3150-00 Keys/Remotes/Cards	25.00	41.67	(16.67)	25.00	41.67	(16.67)	500.00
3180-00 Legal Fees Reimbursed	1,187.54	125.00	1,062.54	1,187.54	125.00	1,062.54	1,500.00
3210-00 Clubhouse Usage Income	-	83.33	(83.33)	-	83.33	(83.33)	1,000.00
Total Revenue/Income	$ 44,146.66	$43,660.83	$ 485.83	$ 44,146.66	$ 43,660.83	$485.83	$ 523,930.00
Total OPERATING INCOME	**$ 44,146.66**	**$43,660.83**	**$ 485.83**	**$ 44,146.66**	**$ 43,660.83**	**$ 485.83**	**$ 523,930.00**
OPERATING EXPENSE							
Administrative Expenses							
4020-00 Web Site Maintenance	-	19.17	19.17	-	19.17	19.17	230.00
4030-00 Accounting/Audit Fees	1,875.00	333.33	(1,541.67)	1,875.00	333.33	(1,541.67)	4,000.00
4040-00 Coupon Book Expense	3,417.75	333.33	(3,084.42)	3,417.75	333.33	(3,084.42)	4,000.00
4050-00 Legal Expenses	1,051.00	833.33	(217.67)	1,051.00	833.33	(217.67)	10,000.00
4060-00 Management Services	4,228.83	4,228.83	-	4,228.83	4,228.83	-	50,746.00
4070-00 Record Storage	50.00	50.00	-	50.00	50.00	-	600.00
4080-00 Licenses - Permits	-	41.67	41.67	-	41.67	41.67	500.00
4110-00 Bad Debt Expense	-	333.33	333.33	-	333.33	333.33	4,000.00
4120-00 Admin Fees Exp HRG	1,321.27	2,333.33	1,012.06	1,321.27	2,333.33	1,012.06	28,000.00
4150-00 Miscellaneous Expense	-	41.67	41.67	-	41.67	41.67	500.00
4160-00 Security (pool guards)	-	750.00	750.00	-	750.00	750.00	9,000.00
4170-00 Security (sheriff dept)	1,281.78	500.00	(781.78)	1,281.78	500.00	(781.78)	6,000.00
4180-00 Camera Maint & Surveillance	42.80	83.33	40.53	42.80	83.33	40.53	1,000.00
4185-00 Repairs-Maint Security System	74.56	50.00	(24.56)	74.56	50.00	(24.56)	600.00
4195-00 Online Voting	-	130.83	130.83	-	130.83	130.83	1,570.00
Total Administrative Expenses	$ 13,342.99	$10,062.15	($ 3,280.84)	$ 13,342.99	$ 10,062.15	($3,280.84)	$ 120,746.00
Insurance							
4510-00 Commercial Property Insurance	1,000.63	1,500.00	499.37	1,000.63	1,500.00	499.37	18,000.00
4515-00 General Liability Insurance	1,771.56	1,216.67	(554.89)	1,771.56	1,216.67	(554.89)	14,600.00
4520-00 Commercial Package (D&O and Crime)	333.28	433.33	100.05	333.28	433.33	100.05	5,200.00
4530-00 Umbrella Insurance	235.16	166.67	(68.49)	235.16	166.67	(68.49)	2,000.00
4540-00 Workers Comp Insurance	41.92	47.50	5.58	41.92	47.50	5.58	570.00
Total Insurance	$ 3,382.55	$ 3,364.17	($ 18.38)	$ 3,382.55	$ 3,364.17	($18.38)	$ 40,370.00
Landscaping/Maintenance							
5505-00 Landscape Maint Contract	8,563.06	8,628.33	65.27	8,563.06	8,628.33	65.27	103,540.00
5510-00 Landscape Replacement	-	775.00	775.00	-	775.00	775.00	9,300.00
5515-00 Mulch	29,250.00	2,916.67	(26,333.33)	29,250.00	2,916.67	(26,333.33)	35,000.00
5520-00 Annuals	-	375.00	375.00	-	375.00	375.00	4,500.00
5525-00 Tree Trim LS Clearance	19,320.00	2,083.33	(17,236.67)	19,320.00	2,083.33	(17,236.67)	25,000.00
Total Landscaping/Maintenance	$ 57,133.06	$14,778.33	($ 42,354.73)	$ 57,133.06	$ 14,778.33	($42,354.73)	$ 177,340.00
Irrigation							
5530-00 Irrigation Maintenance	750.00	750.00	-	750.00	750.00	-	9,000.00
5535-00 Irrigation Repair	465.00	1,333.33	868.33	465.00	1,333.33	868.33	16,000.00
Total Irrigation	$ 1,215.00	$ 2,083.33	$ 868.33	$ 1,215.00	$ 2,083.33	$868.33	$ 25,000.00

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Grounds Maintenance							
5540-00 General Repairs	$-	$166.67	$166.67	$-	$166.67	$166.67	$2,000.00
5541-00 Maintenance Supplies	-	50.00	50.00	-	50.00	50.00	600.00
5545-00 Fountain Maintenance	-	83.33	83.33	-	83.33	83.33	1,000.00
5555-00 Tennis Ct & Grounds	1,033.06	250.00	(783.06)	1,033.06	250.00	(783.06)	3,000.00
5560-00 Lake Maintenance	140.00	140.00	-	140.00	140.00	-	1,680.00
5565-00 Pressure Wash Bldg & Sidewalks	-	500.00	500.00	-	500.00	500.00	6,000.00
Total Grounds Maintenance	$1,173.06	$1,190.00	$16.94	$1,173.06	$1,190.00	$16.94	$14,280.00
Pool/Clubhouse							
5570-00 Clubhouse Maint Cleaning	900.00	1,200.00	300.00	900.00	1,200.00	300.00	14,400.00
5575-00 Clubhouse Lighting Repair	25.00	41.67	16.67	25.00	41.67	16.67	500.00
5580-00 Clubhouse Structure Repair/Paint	-	166.67	166.67	-	166.67	166.67	2,000.00
5583-00 Clubhouse Christmas Decor	-	41.67	41.67	-	41.67	41.67	500.00
5585-00 Clubhouse Restroom Maint	-	83.33	83.33	-	83.33	83.33	1,000.00
5590-00 Clubhouse Miscellaneous	-	166.67	166.67	-	166.67	166.67	2,000.00
5595-00 Pool Maintenance Contract	1,475.00	1,583.33	108.33	1,475.00	1,583.33	108.33	19,000.00
5600-00 Pool Equipment/Repair	-	250.00	250.00	-	250.00	250.00	3,000.00
5601-00 Pool Pump Repair	-	166.67	166.67	-	166.67	166.67	2,000.00
5605-00 Pool Maintenance and Deck Repairs	-	166.67	166.67	-	166.67	166.67	2,000.00
5700-00 Clubhouse Pest Control	-	52.50	52.50	-	52.50	52.50	630.00
5710-00 Clubhouse Termite Bond	-	30.83	30.83	-	30.83	30.83	370.00
Total Pool/Clubhouse	$2,400.00	$3,950.01	$1,550.01	$2,400.00	$3,950.01	$1,550.01	$47,400.00
Utilities							
6010-00 Electric	4,294.68	2,833.33	(1,461.35)	4,294.68	2,833.33	(1,461.35)	34,000.00
6020-00 Water	118.18	166.67	48.49	118.18	166.67	48.49	2,000.00
Total Utilities	$4,412.86	$3,000.00	($1,412.86)	$4,412.86	$3,000.00	($1,412.86)	$36,000.00
Reserve Expenses							
9105-00 Transfers To Reserves	5,232.83	5,232.83	-	5,232.83	5,232.83	-	62,794.00
Total Reserve Expenses	$5,232.83	$5,232.83	$-	$5,232.83	$5,232.83	$-	$62,794.00
Total OPERATING EXPENSE	**$88,292.35**	**$43,660.82**	**($44,631.53)**	**$88,292.35**	**$43,660.82**	**($44,631.53)**	**$523,930.00**
Net Income:	**($44,145.69)**	**$0.01**	**($44,145.70)**	**($44,145.69)**	**$0.01**	**($44,145.70)**	**$0.00**