Financial Report Package

October 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: 10/31/2026

Assets			
Assets			
10-1010-00	Popular Operating 0250	$189,273.59	
10-1042-00	Popular CD 8189, 3.4%, 6/22/2027	250,000.00	
Total Assets:			$439,273.59
Accounts Receivable			
14-1410-00	Accounts Receivable	26,272.90	
14-1470-00	Allowance for Doubtful Accounts	(9,221.07)	
Total Accounts Receivable:			$17,051.83
Prepaids & Deposits			
16-1430-00	Prepaid Insurance	3,322.55	
Total Prepaids & Deposits:			$3,322.55
Total Assets:			**$459,647.97**
Liabilities & Equity			
Liabilities			
20-2010-00	Accounts Payable	6,711.49	
20-2020-00	Prepaid Assessments	26,846.14	
20-2060-00	Deferred Assessments	83,076.70	
Total Liabilities:			$116,634.33
Retained Earnings			
25-2500-00	Fund Balance	340,955.75	
Total Retained Earnings:			$340,955.75
	Net Income Gain / Loss	2,057.89	
			$2,057.89
Total Liabilities & Equity:			**$459,647.97**

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Balance Sheet - Reserve

Cypress Springs Owners Association, Inc.

End Date: 10/31/2026

Assets

Reserve Bank Accounts

11-1020-00	Popular Reserve 0268	$107,653.16	
11-1183-00	Popular CD 8226, 3.4%, 6/22/2027	200,000.00	
Total Reserve Bank Accounts:			$307,653.16
Total Assets:			**$307,653.16**

Liabilities & Equity

Reserve Allocations

21-2110-00	Site Improvements Reserves	117,070.14	
21-2120-00	Clubhouse Reserves	52,459.61	
21-2180-00	Landscape/Irrigation Reserves	39,450.09	
21-2200-00	Pool & Equipment Reserves	61,055.62	
21-2230-00	Pavement Reserves	19,966.91	
21-2280-00	Contingency Reserves	17,367.16	
21-2300-00	Reserve Interest	283.63	
Total Reserve Allocations:			$307,653.16
	Net Income Gain / Loss	0.00	
			$0.00
Total Liabilities & Equity:			**$307,653.16**

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Income Statement - Operating

Cypress Springs Owners Association, Inc.

From 10/01/2026 to 10/31/2026

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	$ -	$415,383.30	$415,383.30	$ -	$ 498,460.00
3080-00 Interest Earned	3.12	1,372.50	(1,369.38)	16,630.10	13,725.00	2,905.10	16,470.00
3100-00 Late Fees and Interest	212.20	83.33	128.87	1,386.52	833.30	553.22	1,000.00
3120-00 NSF Fees	35.00	-	35.00	105.00	-	105.00	-
3140-00 Collection Income	2,145.00	416.67	1,728.33	8,475.00	4,166.70	4,308.30	5,000.00
3150-00 Keys/Remotes/Cards	75.00	41.67	33.33	737.72	416.70	321.02	500.00
3180-00 Legal Fees Reimbursed	125.00	125.00	-	4,162.89	1,250.00	2,912.89	1,500.00
3190-00 Owner Repair - Reimbursed	-	-	-	50.00	-	50.00	-
3210-00 Clubhouse Usage Income	(156.00)	83.33	(239.33)	1,127.00	833.30	293.70	1,000.00
Total Revenue/Income	$ 43,977.65	$43,660.83	$ 316.82	$448,057.53	$436,608.30	$11,449.23	$ 523,930.00
Total OPERATING INCOME	**$ 43,977.65**	**$43,660.83**	**$ 316.82**	**$448,057.53**	**$436,608.30**	**$ 11,449.23**	**$ 523,930.00**
OPERATING EXPENSE							
Administrative Expenses							
4020-00 Web Site Maintenance	-	19.17	19.17	170.00	191.70	21.70	230.00
4030-00 Accounting/Audit Fees	-	333.33	333.33	3,750.00	3,333.30	(416.70)	4,000.00
4040-00 Coupon Book Expense	-	333.33	333.33	3,433.50	3,333.30	(100.20)	4,000.00
4050-00 Legal Expenses	2,168.00	833.33	(1,334.67)	19,590.03	8,333.30	(11,256.73)	10,000.00
4060-00 Management Services	4,228.83	4,228.83	-	42,288.30	42,288.30	-	50,746.00
4070-00 Record Storage	50.00	50.00	-	500.00	500.00	-	600.00
4080-00 Licenses - Permits	-	41.67	41.67	445.35	416.70	(28.65)	500.00
4110-00 Bad Debt Expense	-	333.33	333.33	-	3,333.30	3,333.30	4,000.00
4120-00 Admin Fees Exp HRG	3,092.70	2,333.33	(759.37)	24,368.78	23,333.30	(1,035.48)	28,000.00
4150-00 Miscellaneous Expense	-	41.67	41.67	22.13	416.70	394.57	500.00
4160-00 Security (pool guards)	-	750.00	750.00	9,321.00	7,500.00	(1,821.00)	9,000.00
4170-00 Security (sheriff dept)	-	500.00	500.00	1,780.25	5,000.00	3,219.75	6,000.00
4180-00 Camera Maint & Surveillance	75.60	83.33	7.73	718.65	833.30	114.65	1,000.00
4185-00 Repairs-Maint Security System	740.97	50.00	(690.97)	3,063.07	500.00	(2,563.07)	600.00
4195-00 Online Voting	-	130.83	130.83	-	1,308.30	1,308.30	1,570.00
Total Administrative Expenses	$ 10,356.10	$10,062.15	($ 293.95)	$109,451.06	$100,621.50	($8,829.56)	$ 120,746.00
Insurance							
4510-00 Commercial Property Insurance	1,000.63	1,500.00	499.37	10,006.30	15,000.00	4,993.70	18,000.00
4515-00 General Liability Insurance	1,771.56	1,216.67	(554.89)	17,715.60	12,166.70	(5,548.90)	14,600.00
4520-00 Commercial Package (D&O and Crime)	333.28	433.33	100.05	3,332.80	4,333.30	1,000.50	5,200.00
4530-00 Umbrella Insurance	235.16	166.67	(68.49)	2,351.60	1,666.70	(684.90)	2,000.00
4540-00 Workers Comp Insurance	41.92	47.50	5.58	419.20	475.00	55.80	570.00
Total Insurance	$ 3,382.55	$ 3,364.17	($ 18.38)	$ 33,825.50	$ 33,641.70	($183.80)	$ 40,370.00
Landscaping/Maintenance							
5505-00 Landscape Maint Contract	8,819.99	8,628.33	(191.66)	85,887.51	86,283.30	395.79	103,540.00
5510-00 Landscape Replacement	-	775.00	775.00	10,381.21	7,750.00	(2,631.21)	9,300.00
5515-00 Mulch	-	2,916.67	2,916.67	29,250.00	29,166.70	(83.30)	35,000.00
5520-00 Annuals	-	375.00	375.00	4,342.87	3,750.00	(592.87)	4,500.00
5525-00 Tree Trim LS Clearance	-	2,083.33	2,083.33	22,970.00	20,833.30	(2,136.70)	25,000.00
Total Landscaping/Maintenance	$ 8,819.99	$14,778.33	$ 5,958.34	$152,831.59	$147,783.30	($5,048.29)	$ 177,340.00

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Income Statement - Operating

Cypress Springs Owners Association, Inc.

From 10/01/2026 to 10/31/2026

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	$-	$7,500.00	$7,500.00	$-	$9,000.00
5535-00 Irrigation Repair	1,590.00	1,333.33	(256.67)	16,395.00	13,333.30	(3,061.70)	16,000.00
Total Irrigation	$2,340.00	$2,083.33	($256.67)	$23,895.00	$20,833.30	($3,061.70)	$25,000.00
Grounds Maintenance							
5540-00 General Repairs	-	166.67	166.67	844.36	1,666.70	822.34	2,000.00
5541-00 Maintenance Supplies	-	50.00	50.00	1,533.81	500.00	(1,033.81)	600.00
5545-00 Fountain Maintenance	-	83.33	83.33	445.20	833.30	388.10	1,000.00
5555-00 Tennis Ct & Grounds	-	250.00	250.00	4,163.54	2,500.00	(1,663.54)	3,000.00
5560-00 Lake Maintenance	140.00	140.00	-	1,400.00	1,400.00	-	1,680.00
5565-00 Pressure Wash Bldg & Sidewalks	-	500.00	500.00	-	5,000.00	5,000.00	6,000.00
Total Grounds Maintenance	$140.00	$1,190.00	$1,050.00	$8,386.91	$11,900.00	$3,513.09	$14,280.00
Pool/Clubhouse							
5570-00 Clubhouse Maint Cleaning	-	1,200.00	1,200.00	10,248.00	12,000.00	1,752.00	14,400.00
5575-00 Clubhouse Lighting Repair	-	41.67	41.67	75.00	416.70	341.70	500.00
5580-00 Clubhouse Structure Repair/Paint	-	166.67	166.67	-	1,666.70	1,666.70	2,000.00
5583-00 Clubhouse Christmas Decor	-	41.67	41.67	-	416.70	416.70	500.00
5585-00 Clubhouse Restroom Maint	-	83.33	83.33	51.18	833.30	782.12	1,000.00
5590-00 Clubhouse Miscellaneous	-	166.67	166.67	1,152.14	1,666.70	514.56	2,000.00
5595-00 Pool Maintenance Contract	-	1,583.33	1,583.33	19,862.25	15,833.30	(4,028.95)	19,000.00
5600-00 Pool Equipment/Repair	(333.20)	250.00	583.20	771.57	2,500.00	1,728.43	3,000.00
5601-00 Pool Pump Repair	-	166.67	166.67	148.77	1,666.70	1,517.93	2,000.00
5605-00 Pool Maintenance and Deck Repairs	700.00	166.67	(533.33)	2,609.11	1,666.70	(942.41)	2,000.00
5700-00 Clubhouse Pest Control	-	52.50	52.50	266.00	525.00	259.00	630.00
5710-00 Clubhouse Termite Bond	-	30.83	30.83	377.00	308.30	(68.70)	370.00
Total Pool/Clubhouse	$366.80	$3,950.01	$3,583.21	$35,561.02	$39,500.10	$3,939.08	$47,400.00
Utilities							
6010-00 Electric	3,384.86	2,833.33	(551.53)	28,352.38	28,333.30	(19.08)	34,000.00
6020-00 Water	86.01	166.67	80.66	1,367.88	1,666.70	298.82	2,000.00
Total Utilities	$3,470.87	$3,000.00	($470.87)	$29,720.26	$30,000.00	$279.74	$36,000.00
Reserve Expenses							
9105-00 Transfers To Reserves	5,232.83	5,232.83	-	52,328.30	52,328.30	-	62,794.00
Total Reserve Expenses	$5,232.83	$5,232.83	$-	$52,328.30	$52,328.30	$-	$62,794.00
Total OPERATING EXPENSE	**$34,109.14**	**$43,660.82**	**$9,551.68**	**$445,999.64**	**$436,608.20**	**($9,391.44)**	**$523,930.00**
Net Income:	**$9,868.51**	**$0.01**	**$9,868.50**	**$2,057.89**	**$0.10**	**$2,057.79**	**$0.00**

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