Financial Report Package

March 2026

Prepared for

Cypress Springs Owners Association, Inc.

By

Folio Association Management

Balance Sheet - Operating

Cypress Springs Owners Association, Inc.

End Date: 03/31/2026

Assets			
Assets			
10-1010-00	Popular Operating 0250	$99,604.35	
10-1041-00	Popular CD 7853 3.70% 05/21/2026	250,000.00	
Total Assets:			$349,604.35
Accounts Receivable			
14-1410-00	Accounts Receivable	14,687.03	
14-1470-00	Allowance for Doubtful Accounts	(9,221.07)	
Total Accounts Receivable:			$5,465.96
Prepaids & Deposits			
16-1430-00	Prepaid Insurance	27,000.40	
Total Prepaids & Deposits:			$27,000.40
Total Assets:			**$382,070.71**
Liabilities & Equity			
Liabilities			
20-2010-00	Accounts Payable	(968.22)	
20-2020-00	Prepaid Assessments	69,288.81	
20-2060-00	Deferred Assessments	0.01	
Total Liabilities:			$68,320.60
Retained Earnings			
25-2500-00	Fund Balance	344,973.75	
Total Retained Earnings:			$344,973.75
	Net Income Gain / Loss	(31,223.64)	($31,223.64)
Total Liabilities & Equity:			**$382,070.71**

Balance Sheet - Reserve

Cypress Springs Owners Association, Inc.

End Date: 03/31/2026

Assets

Reserve Bank Accounts

11-1020-00	Popular Reserve 0268	$117,635.23	
11-1182-00	Popular CD 7845 3.70% 05/21/2026	200,000.00	
Total Reserve Bank Accounts:			$317,635.23
Total Assets:			**$317,635.23**

Liabilities & Equity

Reserve Allocations

21-2110-00	Site Improvements Reserves	112,414.55	
21-2120-00	Clubhouse Reserves	40,559.61	
21-2180-00	Landscape/Irrigation Reserves	69,242.46	
21-2200-00	Pool & Equipment Reserves	49,855.62	
21-2230-00	Pavement Reserves	19,091.91	
21-2280-00	Contingency Reserves	26,391.16	
21-2300-00	Reserve Interest	79.92	
Total Reserve Allocations:			$317,635.23
	Net Income Gain / Loss	0.00	
			$0.00
Total Liabilities & Equity:			**$317,635.23**

folio Association Management

Income Statement - Operating

Cypress Springs Owners Association, Inc.

From 03/01/2026 to 03/31/2026

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	$ -	$124,614.99	$124,614.99	$ -	$ 498,460.00
3080-00 Interest Earned	2.00	1,372.50	(1,370.50)	7.10	4,117.50	(4,110.40)	16,470.00
3100-00 Late Fees and Interest	122.66	83.33	39.33	306.57	249.99	56.58	1,000.00
3140-00 Collection Income	450.00	416.67	33.33	1,875.00	1,250.01	624.99	5,000.00
3150-00 Keys/Remotes/Cards	37.72	41.67	(3.95)	112.72	125.01	(12.29)	500.00
3180-00 Legal Fees Reimbursed	185.16	125.00	60.16	1,372.70	375.00	997.70	1,500.00
3210-00 Clubhouse Usage Income	-	83.33	(83.33)	-	249.99	(249.99)	1,000.00
Total Revenue/Income	$ 42,335.87	$43,660.83	($ 1,324.96)	$128,289.08	$130,982.49	($2,693.41)	$ 523,930.00
Total OPERATING INCOME	**$ 42,335.87**	**$43,660.83**	**($ 1,324.96)**	**$128,289.08**	**$130,982.49**	**($ 2,693.41)**	**$ 523,930.00**
OPERATING EXPENSE							
Administrative Expenses							
4020-00 Web Site Maintenance	-	19.17	19.17	-	57.51	57.51	230.00
4030-00 Accounting/Audit Fees	-	333.33	333.33	1,875.00	999.99	(875.01)	4,000.00
4040-00 Coupon Book Expense	5.25	333.33	328.08	3,433.50	999.99	(2,433.51)	4,000.00
4050-00 Legal Expenses	806.44	833.33	26.89	5,702.19	2,499.99	(3,202.20)	10,000.00
4060-00 Management Services	4,228.83	4,228.83	-	12,686.49	12,686.49	-	50,746.00
4070-00 Record Storage	50.00	50.00	-	150.00	150.00	-	600.00
4080-00 Licenses - Permits	-	41.67	41.67	-	125.01	125.01	500.00
4110-00 Bad Debt Expense	-	333.33	333.33	-	999.99	999.99	4,000.00
4120-00 Admin Fees Exp HRG	1,353.25	2,333.33	980.08	4,240.02	6,999.99	2,759.97	28,000.00
4150-00 Miscellaneous Expense	-	41.67	41.67	-	125.01	125.01	500.00
4160-00 Security (pool guards)	1,404.00	750.00	(654.00)	1,404.00	2,250.00	846.00	9,000.00
4170-00 Security (sheriff dept)	-	500.00	500.00	1,780.25	1,500.00	(280.25)	6,000.00
4180-00 Camera Maint & Surveillance	149.80	83.33	(66.47)	192.60	249.99	57.39	1,000.00
4185-00 Repairs-Maint Security System	303.53	50.00	(253.53)	489.92	150.00	(339.92)	600.00
4195-00 Online Voting	-	130.83	130.83	-	392.49	392.49	1,570.00
Total Administrative Expenses	$ 8,301.10	$10,062.15	$ 1,761.05	$ 31,953.97	$ 30,186.45	($1,767.52)	$ 120,746.00
Insurance							
4510-00 Commercial Property Insurance	1,000.63	1,500.00	499.37	3,001.89	4,500.00	1,498.11	18,000.00
4515-00 General Liability Insurance	1,771.56	1,216.67	(554.89)	5,314.68	3,650.01	(1,664.67)	14,600.00
4520-00 Commercial Package (D&O and Crime)	333.28	433.33	100.05	999.84	1,299.99	300.15	5,200.00
4530-00 Umbrella Insurance	235.16	166.67	(68.49)	705.48	500.01	(205.47)	2,000.00
4540-00 Workers Comp Insurance	41.92	47.50	5.58	125.76	142.50	16.74	570.00
Total Insurance	$ 3,382.55	$ 3,364.17	($ 18.38)	$ 10,147.65	$ 10,092.51	($55.14)	$ 40,370.00
Landscaping/Maintenance							
5505-00 Landscape Maint Contract	8,563.06	8,628.33	65.27	25,689.18	25,884.99	195.81	103,540.00
5510-00 Landscape Replacement	-	775.00	775.00	-	2,325.00	2,325.00	9,300.00
5515-00 Mulch	-	2,916.67	2,916.67	29,250.00	8,750.01	(20,499.99)	35,000.00
5520-00 Annuals	-	375.00	375.00	-	1,125.00	1,125.00	4,500.00
5525-00 Tree Trim LS Clearance	2,800.00	2,083.33	(716.67)	22,120.00	6,249.99	(15,870.01)	25,000.00
Total Landscaping/Maintenance	$ 11,363.06	$14,778.33	$ 3,415.27	$ 77,059.18	$ 44,334.99	($32,724.19)	$ 177,340.00
Irrigation							
5530-00 Irrigation Maintenance	750.00	750.00	-	1,500.00	2,250.00	750.00	9,000.00
5535-00 Irrigation Repair	1,210.00	1,333.33	123.33	1,675.00	3,999.99	2,324.99	16,000.00
Total Irrigation	$ 1,960.00	$ 2,083.33	$ 123.33	$ 3,175.00	$ 6,249.99	$3,074.99	$ 25,000.00

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
Grounds Maintenance							
5540-00 General Repairs	$-	$166.67	$166.67	$47.64	$500.01	$452.37	$2,000.00
5541-00 Maintenance Supplies	-	50.00	50.00	-	150.00	150.00	600.00
5545-00 Fountain Maintenance	-	83.33	83.33	-	249.99	249.99	1,000.00
5555-00 Tennis Ct & Grounds	-	250.00	250.00	1,033.06	750.00	(283.06)	3,000.00
5560-00 Lake Maintenance	140.00	140.00	-	420.00	420.00	-	1,680.00
5565-00 Pressure Wash Bldg & Sidewalks	-	500.00	500.00	-	1,500.00	1,500.00	6,000.00
Total Grounds Maintenance	$140.00	$1,190.00	$1,050.00	$1,500.70	$3,570.00	$2,069.30	$14,280.00
Pool/Clubhouse							
5570-00 Clubhouse Maint Cleaning	1,200.00	1,200.00	-	3,000.00	3,600.00	600.00	14,400.00
5575-00 Clubhouse Lighting Repair	-	41.67	41.67	25.00	125.01	100.01	500.00
5580-00 Clubhouse Structure Repair/Paint	-	166.67	166.67	-	500.01	500.01	2,000.00
5583-00 Clubhouse Christmas Decor	-	41.67	41.67	-	125.01	125.01	500.00
5585-00 Clubhouse Restroom Maint	19.36	83.33	63.97	19.36	249.99	230.63	1,000.00
5590-00 Clubhouse Miscellaneous	18.00	166.67	148.67	18.00	500.01	482.01	2,000.00
5595-00 Pool Maintenance Contract	1,475.00	1,583.33	108.33	4,425.00	4,749.99	324.99	19,000.00
5600-00 Pool Equipment/Repair	125.87	250.00	124.13	125.87	750.00	624.13	3,000.00
5601-00 Pool Pump Repair	-	166.67	166.67	-	500.01	500.01	2,000.00
5605-00 Pool Maintenance and Deck Repairs	1,376.59	166.67	(1,209.92)	1,376.59	500.01	(876.58)	2,000.00
5700-00 Clubhouse Pest Control	52.00	52.50	0.50	104.00	157.50	53.50	630.00
5710-00 Clubhouse Termite Bond	377.00	30.83	(346.17)	377.00	92.49	(284.51)	370.00
Total Pool/Clubhouse	$4,643.82	$3,950.01	($693.81)	$9,470.82	$11,850.03	$2,379.21	$47,400.00
Utilities							
6010-00 Electric	3,024.40	2,833.33	(191.07)	10,212.92	8,499.99	(1,712.93)	34,000.00
6020-00 Water	95.39	166.67	71.28	293.99	500.01	206.02	2,000.00
Total Utilities	$3,119.79	$3,000.00	($119.79)	$10,506.91	$9,000.00	($1,506.91)	$36,000.00
Reserve Expenses							
9105-00 Transfers To Reserves	5,232.83	5,232.83	-	15,698.49	15,698.49	-	62,794.00
Total Reserve Expenses	$5,232.83	$5,232.83	$-	$15,698.49	$15,698.49	$-	$62,794.00
Total OPERATING EXPENSE	**$38,143.15**	**$43,660.82**	**$5,517.67**	**$159,512.72**	**$130,982.46**	**($28,530.26)**	**$523,930.00**
Net Income:	**$4,192.72**	**$0.01**	**$4,192.71**	**($31,223.64)**	**$0.03**	**($31,223.67)**	**$0.00**

