Financial Report Package

April 2026

Prepared for

Cypress Springs Owners Association, Inc.

By

Folio Association Management

Balance Sheet - Operating

Cypress Springs Owners Association, Inc.

End Date: 04/30/2026

Assets			
Assets			
10-1010-00	Popular Operating 0250	$150,224.62	
10-1041-00	Popular CD 7853 3.70% 05/21/2026	250,000.00	
Total Assets:			$400,224.62
Accounts Receivable			
14-1410-00	Accounts Receivable	23,233.40	
14-1470-00	Allowance for Doubtful Accounts	(9,221.07)	
Total Accounts Receivable:			$14,012.33
Prepaids & Deposits			
16-1430-00	Prepaid Insurance	23,617.85	
Total Prepaids & Deposits:			$23,617.85
Total Assets:			**$437,854.80**
Liabilities & Equity			
Liabilities			
20-2010-00	Accounts Payable	4,364.52	
20-2020-00	Prepaid Assessments	38,158.71	
20-2060-00	Deferred Assessments	83,076.68	
Total Liabilities:			$125,599.91
Retained Earnings			
25-2500-00	Fund Balance	340,955.75	
Total Retained Earnings:			$340,955.75
	Net Income Gain / Loss	(28,700.86)	($28,700.86)
Total Liabilities & Equity:			**$437,854.80**

folio Association Management

Balance Sheet - Reserve

Cypress Springs Owners Association, Inc.

End Date: 04/30/2026

Assets

Reserve Bank Accounts

11-1020-00	Popular Reserve 0268	$122,897.16	
11-1182-00	Popular CD 7845 3.70% 05/21/2026	200,000.00	
Total Reserve Bank Accounts:			$322,897.16
Total Assets:			**$322,897.16**

Liabilities & Equity

Reserve Allocations

21-2110-00	Site Improvements Reserves	113,622.38	
21-2120-00	Clubhouse Reserves	42,259.61	
21-2180-00	Landscape/Irrigation Reserves	69,742.46	
21-2200-00	Pool & Equipment Reserves	51,455.62	
21-2230-00	Pavement Reserves	19,216.91	
21-2280-00	Contingency Reserves	26,491.16	
21-2300-00	Reserve Interest	109.02	
Total Reserve Allocations:			$322,897.16
	Net Income Gain / Loss	0.00	
			$0.00
Total Liabilities & Equity:			**$322,897.16**

folio Association Management

Income Statement - Operating

Cypress Springs Owners Association, Inc.

From 04/01/2026 to 04/30/2026

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	$ -	$166,153.32	$166,153.32	$ -	$ 498,460.00
3080-00 Interest Earned	2.51	1,372.50	(1,369.99)	9.61	5,490.00	(5,480.39)	16,470.00
3100-00 Late Fees and Interest	(36.87)	83.33	(120.20)	269.70	333.32	(63.62)	1,000.00
3120-00 NSF Fees	70.00	-	70.00	70.00	-	70.00	-
3140-00 Collection Income	1,560.00	416.67	1,143.33	3,435.00	1,666.68	1,768.32	5,000.00
3150-00 Keys/Remotes/Cards	100.00	41.67	58.33	212.72	166.68	46.04	500.00
3180-00 Legal Fees Reimbursed	1,465.19	125.00	1,340.19	2,837.89	500.00	2,337.89	1,500.00
3210-00 Clubhouse Usage Income	1,350.00	83.33	1,266.67	1,350.00	333.32	1,016.68	1,000.00
Total Revenue/Income	$ 46,049.16	$43,660.83	$ 2,388.33	$174,338.24	$174,643.32	($305.08)	$ 523,930.00
Total OPERATING INCOME	**$ 46,049.16**	**$43,660.83**	**$ 2,388.33**	**$174,338.24**	**$174,643.32**	**($ 305.08)**	**$ 523,930.00**
OPERATING EXPENSE							
Administrative Expenses							
4020-00 Web Site Maintenance	-	19.17	19.17	-	76.68	76.68	230.00
4030-00 Accounting/Audit Fees	1,875.00	333.33	(1,541.67)	3,750.00	1,333.32	(2,416.68)	4,000.00
4040-00 Coupon Book Expense	-	333.33	333.33	3,433.50	1,333.32	(2,100.18)	4,000.00
4050-00 Legal Expenses	3,368.62	833.33	(2,535.29)	9,070.81	3,333.32	(5,737.49)	10,000.00
4060-00 Management Services	4,228.83	4,228.83	-	16,915.32	16,915.32	-	50,746.00
4070-00 Record Storage	50.00	50.00	-	200.00	200.00	-	600.00
4080-00 Licenses - Permits	445.35	41.67	(403.68)	445.35	166.68	(278.67)	500.00
4110-00 Bad Debt Expense	-	333.33	333.33	-	1,333.32	1,333.32	4,000.00
4120-00 Admin Fees Exp HRG	2,433.83	2,333.33	(100.50)	6,673.85	9,333.32	2,659.47	28,000.00
4150-00 Miscellaneous Expense	22.13	41.67	19.54	22.13	166.68	144.55	500.00
4160-00 Security (pool guards)	130.00	750.00	620.00	1,534.00	3,000.00	1,466.00	9,000.00
4170-00 Security (sheriff dept)	-	500.00	500.00	1,780.25	2,000.00	219.75	6,000.00
4180-00 Camera Maint & Surveillance	74.90	83.33	8.43	267.50	333.32	65.82	1,000.00
4185-00 Repairs-Maint Security System	250.29	50.00	(200.29)	740.21	200.00	(540.21)	600.00
4195-00 Online Voting	-	130.83	130.83	-	523.32	523.32	1,570.00
Total Administrative Expenses	$ 12,878.95	$10,062.15	($ 2,816.80)	$ 44,832.92	$ 40,248.60	($4,584.32)	$ 120,746.00
Insurance							
4510-00 Commercial Property Insurance	1,000.63	1,500.00	499.37	4,002.52	6,000.00	1,997.48	18,000.00
4515-00 General Liability Insurance	1,771.56	1,216.67	(554.89)	7,086.24	4,866.68	(2,219.56)	14,600.00
4520-00 Commercial Package (D&O and Crime)	333.28	433.33	100.05	1,333.12	1,733.32	400.20	5,200.00
4530-00 Umbrella Insurance	235.16	166.67	(68.49)	940.64	666.68	(273.96)	2,000.00
4540-00 Workers Comp Insurance	41.92	47.50	5.58	167.68	190.00	22.32	570.00
Total Insurance	$ 3,382.55	$ 3,364.17	($ 18.38)	$ 13,530.20	$ 13,456.68	($73.52)	$ 40,370.00
Landscaping/Maintenance							
5505-00 Landscape Maint Contract	8,563.06	8,628.33	65.27	34,252.24	34,513.32	261.08	103,540.00
5510-00 Landscape Replacement	-	775.00	775.00	-	3,100.00	3,100.00	9,300.00
5515-00 Mulch	-	2,916.67	2,916.67	29,250.00	11,666.68	(17,583.32)	35,000.00
5520-00 Annuals	1,508.00	375.00	(1,133.00)	1,508.00	1,500.00	(8.00)	4,500.00
5525-00 Tree Trim LS Clearance	-	2,083.33	2,083.33	22,120.00	8,333.32	(13,786.68)	25,000.00
Total Landscaping/Maintenance	$ 10,071.06	$14,778.33	$ 4,707.27	$ 87,130.24	$ 59,113.32	($28,016.92)	$ 177,340.00

Income Statement - Operating

Cypress Springs Owners Association, Inc.

From 04/01/2026 to 04/30/2026

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	$1,500.00	$750.00	($750.00)	$3,000.00	$3,000.00	$-	$9,000.00
5535-00 Irrigation Repair	5,315.00	1,333.33	(3,981.67)	6,990.00	5,333.32	(1,656.68)	16,000.00
Total Irrigation	$6,815.00	$2,083.33	($4,731.67)	$9,990.00	$8,333.32	($1,656.68)	$25,000.00
Grounds Maintenance							
5540-00 General Repairs	667.09	166.67	(500.42)	714.73	666.68	(48.05)	2,000.00
5541-00 Maintenance Supplies	1,504.77	50.00	(1,454.77)	1,504.77	200.00	(1,304.77)	600.00
5545-00 Fountain Maintenance	-	83.33	83.33	-	333.32	333.32	1,000.00
5555-00 Tennis Ct & Grounds	250.00	250.00	-	1,283.06	1,000.00	(283.06)	3,000.00
5560-00 Lake Maintenance	140.00	140.00	-	560.00	560.00	-	1,680.00
5565-00 Pressure Wash Bldg & Sidewalks	-	500.00	500.00	-	2,000.00	2,000.00	6,000.00
Total Grounds Maintenance	$2,561.86	$1,190.00	($1,371.86)	$4,062.56	$4,760.00	$697.44	$14,280.00
Pool/Clubhouse							
5570-00 Clubhouse Maint Cleaning	1,200.00	1,200.00	-	4,200.00	4,800.00	600.00	14,400.00
5575-00 Clubhouse Lighting Repair	-	41.67	41.67	25.00	166.68	141.68	500.00
5580-00 Clubhouse Structure Repair/Paint	-	166.67	166.67	-	666.68	666.68	2,000.00
5583-00 Clubhouse Christmas Decor	-	41.67	41.67	-	166.68	166.68	500.00
5585-00 Clubhouse Restroom Maint	31.82	83.33	51.51	51.18	333.32	282.14	1,000.00
5590-00 Clubhouse Miscellaneous	650.84	166.67	(484.17)	668.84	666.68	(2.16)	2,000.00
5595-00 Pool Maintenance Contract	1,475.00	1,583.33	108.33	5,900.00	6,333.32	433.32	19,000.00
5600-00 Pool Equipment/Repair	-	250.00	250.00	125.87	1,000.00	874.13	3,000.00
5601-00 Pool Pump Repair	-	166.67	166.67	-	666.68	666.68	2,000.00
5605-00 Pool Maintenance and Deck Repairs	3.93	166.67	162.74	1,380.52	666.68	(713.84)	2,000.00
5700-00 Clubhouse Pest Control	-	52.50	52.50	104.00	210.00	106.00	630.00
5710-00 Clubhouse Termite Bond	-	30.83	30.83	377.00	123.32	(253.68)	370.00
Total Pool/Clubhouse	$3,361.59	$3,950.01	$588.42	$12,832.41	$15,800.04	$2,967.63	$47,400.00
Utilities							
6010-00 Electric	3,107.20	2,833.33	(273.87)	9,302.12	11,333.32	2,031.20	34,000.00
6020-00 Water	133.34	166.67	33.33	427.33	666.68	239.35	2,000.00
Total Utilities	$3,240.54	$3,000.00	($240.54)	$9,729.45	$12,000.00	$2,270.55	$36,000.00
Reserve Expenses							
9105-00 Transfers To Reserves	5,232.83	5,232.83	-	20,931.32	20,931.32	-	62,794.00
Total Reserve Expenses	$5,232.83	$5,232.83	$-	$20,931.32	$20,931.32	$-	$62,794.00
Total OPERATING EXPENSE	**$47,544.38**	**$43,660.82**	**($3,883.56)**	**$203,039.10**	**$174,643.28**	**($28,395.82)**	**$523,930.00**
Net Income:	**($1,495.22)**	**$0.01**	**($1,495.23)**	**($28,700.86)**	**$0.04**	**($28,700.90)**	**$0.00**