Financial Report Package

May 2026

Prepared for

Cypress Springs Owners Association, Inc.

By

Folio Association Management

folio Association Management

Balance Sheet - Operating

Cypress Springs Owners Association, Inc.

End Date: 05/31/2026

Assets			
Assets			
10-1010-00	Popular Operating 0250	$148,082.87	
10-1042-00	Popular CD 8189, 3.4%, 6/22/2027	250,000.00	
Total Assets:			$398,082.87
Accounts Receivable			
14-1410-00	Accounts Receivable	14,191.49	
14-1470-00	Allowance for Doubtful Accounts	(9,221.07)	
Total Accounts Receivable:			$4,970.42
Prepaids & Deposits			
16-1430-00	Prepaid Insurance	20,235.30	
Total Prepaids & Deposits:			$20,235.30
Total Assets:			**$423,288.59**
Liabilities & Equity			
Liabilities			
20-2010-00	Accounts Payable	4,738.31	
20-2020-00	Prepaid Assessments	43,488.39	
20-2040-00	Accrued Expenses	1,200.00	
20-2060-00	Deferred Assessments	41,538.35	
Total Liabilities:			$90,965.05
Retained Earnings			
25-2500-00	Fund Balance	340,955.75	
Total Retained Earnings:			$340,955.75
	Net Income Gain / Loss	(8,632.21)	($8,632.21)
Total Liabilities & Equity:			**$423,288.59**

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Balance Sheet - Reserve

Cypress Springs Owners Association, Inc.

End Date: 05/31/2026

Assets			
Reserve Bank Accounts			
11-1020-00	Popular Reserve 0268	$123,946.25	
11-1183-00	Popular CD 8226, 3.4%, 6/22/2027	200,000.00	
Total Reserve Bank Accounts:			$323,946.25
Total Assets:			**$323,946.25**
Liabilities & Equity			
Reserve Allocations			
21-2110-00	Site Improvements Reserves	114,830.21	
21-2120-00	Clubhouse Reserves	43,959.61	
21-2180-00	Landscape/Irrigation Reserves	70,242.46	
21-2200-00	Pool & Equipment Reserves	53,055.62	
21-2230-00	Pavement Reserves	19,341.91	
21-2280-00	Contingency Reserves	22,367.16	
21-2300-00	Reserve Interest	149.28	
Total Reserve Allocations:			$323,946.25
	Net Income Gain / Loss	0.00	
			$0.00
Total Liabilities & Equity:			**$323,946.25**

folio Association Management

Income Statement - Operating

Cypress Springs Owners Association, Inc.

From 05/01/2026 to 05/31/2026

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	$ -	$207,691.65	$207,691.65	$ -	$ 498,460.00
3080-00 Interest Earned	16,606.08	1,372.50	15,233.58	16,615.69	6,862.50	9,753.19	16,470.00
3100-00 Late Fees and Interest	116.89	83.33	33.56	626.65	416.65	210.00	1,000.00
3120-00 NSF Fees	-	-	-	70.00	-	70.00	-
3140-00 Collection Income	450.00	416.67	33.33	4,250.00	2,083.35	2,166.65	5,000.00
3150-00 Keys/Remotes/Cards	200.00	41.67	158.33	412.72	208.35	204.37	500.00
3180-00 Legal Fees Reimbursed	-	125.00	(125.00)	2,837.89	625.00	2,212.89	1,500.00
3210-00 Clubhouse Usage Income	283.00	83.33	199.67	1,633.00	416.65	1,216.35	1,000.00
Total Revenue/Income	$ 59,194.30	$43,660.83	$ 15,533.47	$234,137.60	$218,304.15	$15,833.45	$ 523,930.00
Total OPERATING INCOME	**$ 59,194.30**	**$43,660.83**	**$ 15,533.47**	**$234,137.60**	**$218,304.15**	**$ 15,833.45**	**$ 523,930.00**
OPERATING EXPENSE							
Administrative Expenses							
4020-00 Web Site Maintenance	-	19.17	19.17	-	95.85	95.85	230.00
4030-00 Accounting/Audit Fees	-	333.33	333.33	3,750.00	1,666.65	(2,083.35)	4,000.00
4040-00 Coupon Book Expense	-	333.33	333.33	3,433.50	1,666.65	(1,766.85)	4,000.00
4050-00 Legal Expenses	4,224.61	833.33	(3,391.28)	13,295.42	4,166.65	(9,128.77)	10,000.00
4060-00 Management Services	4,228.83	4,228.83	-	21,144.15	21,144.15	-	50,746.00
4070-00 Record Storage	50.00	50.00	-	250.00	250.00	-	600.00
4080-00 Licenses - Permits	-	41.67	41.67	445.35	208.35	(237.00)	500.00
4110-00 Bad Debt Expense	-	333.33	333.33	-	1,666.65	1,666.65	4,000.00
4120-00 Admin Fees Exp HRG	2,026.90	2,333.33	306.43	8,700.75	11,666.65	2,965.90	28,000.00
4150-00 Miscellaneous Expense	-	41.67	41.67	22.13	208.35	186.22	500.00
4160-00 Security (pool guards)	728.00	750.00	22.00	2,262.00	3,750.00	1,488.00	9,000.00
4170-00 Security (sheriff dept)	-	500.00	500.00	1,780.25	2,500.00	719.75	6,000.00
4180-00 Camera Maint & Surveillance	74.55	83.33	8.78	342.05	416.65	74.60	1,000.00
4185-00 Repairs-Maint Security System	287.57	50.00	(237.57)	1,027.78	250.00	(777.78)	600.00
4195-00 Online Voting	-	130.83	130.83	-	654.15	654.15	1,570.00
Total Administrative Expenses	$ 11,620.46	$10,062.15	($ 1,558.31)	$ 56,453.38	$ 50,310.75	($6,142.63)	$ 120,746.00
Insurance							
4510-00 Commercial Property Insurance	1,000.63	1,500.00	499.37	5,003.15	7,500.00	2,496.85	18,000.00
4515-00 General Liability Insurance	1,771.56	1,216.67	(554.89)	8,857.80	6,083.35	(2,774.45)	14,600.00
4520-00 Commercial Package (D&O and Crime)	333.28	433.33	100.05	1,666.40	2,166.65	500.25	5,200.00
4530-00 Umbrella Insurance	235.16	166.67	(68.49)	1,175.80	833.35	(342.45)	2,000.00
4540-00 Workers Comp Insurance	41.92	47.50	5.58	209.60	237.50	27.90	570.00
Total Insurance	$ 3,382.55	$ 3,364.17	($ 18.38)	$ 16,912.75	$ 16,820.85	($91.90)	$ 40,370.00
Landscaping/Maintenance							
5505-00 Landscape Maint Contract	8,563.05	8,628.33	65.28	42,815.29	43,141.65	326.36	103,540.00
5510-00 Landscape Replacement	-	775.00	775.00	-	3,875.00	3,875.00	9,300.00
5515-00 Mulch	-	2,916.67	2,916.67	29,250.00	14,583.35	(14,666.65)	35,000.00
5520-00 Annuals	-	375.00	375.00	1,508.00	1,875.00	367.00	4,500.00
5525-00 Tree Trim LS Clearance	-	2,083.33	2,083.33	22,120.00	10,416.65	(11,703.35)	25,000.00
Total Landscaping/Maintenance	$ 8,563.05	$14,778.33	$ 6,215.28	$ 95,693.29	$ 73,891.65	($21,801.64)	$ 177,340.00

Income Statement - Operating

Cypress Springs Owners Association, Inc.

From 05/01/2026 to 05/31/2026

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	$-	$3,750.00	$3,750.00	$-	$9,000.00
5535-00 Irrigation Repair	1,775.00	1,333.33	(441.67)	8,765.00	6,666.65	(2,098.35)	16,000.00
Total Irrigation	$2,525.00	$2,083.33	($441.67)	$12,515.00	$10,416.65	($2,098.35)	$25,000.00
Grounds Maintenance							
5540-00 General Repairs	-	166.67	166.67	714.73	833.35	118.62	2,000.00
5541-00 Maintenance Supplies	17.38	50.00	32.62	1,522.15	250.00	(1,272.15)	600.00
5545-00 Fountain Maintenance	-	83.33	83.33	-	416.65	416.65	1,000.00
5555-00 Tennis Ct & Grounds	1,339.29	250.00	(1,089.29)	2,622.35	1,250.00	(1,372.35)	3,000.00
5560-00 Lake Maintenance	140.00	140.00	-	700.00	700.00	-	1,680.00
5565-00 Pressure Wash Bldg & Sidewalks	-	500.00	500.00	-	2,500.00	2,500.00	6,000.00
Total Grounds Maintenance	$1,496.67	$1,190.00	($306.67)	$5,559.23	$5,950.00	$390.77	$14,280.00
Pool/Clubhouse							
5570-00 Clubhouse Maint Cleaning	1,248.00	1,200.00	(48.00)	5,448.00	6,000.00	552.00	14,400.00
5575-00 Clubhouse Lighting Repair	-	41.67	41.67	25.00	208.35	183.35	500.00
5580-00 Clubhouse Structure Repair/Paint	-	166.67	166.67	-	833.35	833.35	2,000.00
5583-00 Clubhouse Christmas Decor	-	41.67	41.67	-	208.35	208.35	500.00
5585-00 Clubhouse Restroom Maint	-	83.33	83.33	51.18	416.65	365.47	1,000.00
5590-00 Clubhouse Miscellaneous	58.30	166.67	108.37	727.14	833.35	106.21	2,000.00
5595-00 Pool Maintenance Contract	1,531.25	1,583.33	52.08	7,431.25	7,916.65	485.40	19,000.00
5600-00 Pool Equipment/Repair	620.70	250.00	(370.70)	746.57	1,250.00	503.43	3,000.00
5601-00 Pool Pump Repair	-	166.67	166.67	-	833.35	833.35	2,000.00
5605-00 Pool Maintenance and Deck Repairs	-	166.67	166.67	1,380.52	833.35	(547.17)	2,000.00
5700-00 Clubhouse Pest Control	54.00	52.50	(1.50)	158.00	262.50	104.50	630.00
5710-00 Clubhouse Termite Bond	-	30.83	30.83	377.00	154.15	(222.85)	370.00
Total Pool/Clubhouse	$3,512.25	$3,950.01	$437.76	$16,344.66	$19,750.05	$3,405.39	$47,400.00
Utilities							
6010-00 Electric	3,086.81	2,833.33	(253.48)	12,388.93	14,166.65	1,777.72	34,000.00
6020-00 Water	311.09	166.67	(144.42)	738.42	833.35	94.93	2,000.00
Total Utilities	$3,397.90	$3,000.00	($397.90)	$13,127.35	$15,000.00	$1,872.65	$36,000.00
Reserve Expenses							
9105-00 Transfers To Reserves	5,232.83	5,232.83	-	26,164.15	26,164.15	-	62,794.00
Total Reserve Expenses	$5,232.83	$5,232.83	$-	$26,164.15	$26,164.15	$-	$62,794.00
Total OPERATING EXPENSE	**$39,730.71**	**$43,660.82**	**$3,930.11**	**$242,769.81**	**$218,304.10**	**($24,465.71)**	**$523,930.00**
Net Income:	**$19,463.59**	**$0.01**	**$19,463.58**	**($8,632.21)**	**$0.05**	**($8,632.26)**	**$0.00**