

**Cypress Bend Homeowners Association, Inc.**

Financial Statements

April 30, 2025

Cypress Bend Homeowners' Assn, Inc.  
Balance Sheet  
April 30, 2025

ASSETS

Current Assets		
Operating Assets		
TD Op xx7358	\$	11,495.35
Petty Cash		150.00
Accounts Receivable		8,565.00
 Total Operating Assets		 20,210.35
Reserve Assets		
TD Reserve xx7457		24,707.17
Due to RSV from OP		7,190.00
 Total Reserve Assets		 31,897.17
 <b>Total Assets</b>	 <b>\$</b>	 <b>52,107.52</b>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	213.67
Prepaid Assessments		10,231.88
Due to RSV from OP		7,190.00
 Total Current Liabilities		 17,635.55
 Total Liabilities		 17,635.55
Reserve Capital		
Cabana Roof		(10,707.23)
Cabana Siding		(11,436.32)
Camera System		16,352.65
Fountain Pumps		8,378.63
John Rhodes Fence		8,484.08
Pool Deck		18,111.85
Pool Resurface		15,207.34
 Res - Fund Balance		 44,391.00
CY Res Inc/(Loss)		(12,493.83)
 Total Reserve Fund Ending Balance		 31,897.17
Operating Capital		
OP - Beg Fund Balance		22,830.38
OP - Beg Fund Balance		(29,027.98)
CY OP Inc/(Loss)		8,772.40
 Total Operating Fund Ending Balance		 2,574.80
 <b>Total Liabilities &amp; Capital</b>	 <b>\$</b>	 <b>52,107.52</b>

*No assurance is provided on these financial statements.  
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Cypress Bend Homeowners' Assn, Inc.  
Statement of Revenues and Expenses  
For the One Month and Four Months Ending April 30, 2025

	<i>Actual</i>	<i>Current Period</i>	<i>Variance</i>	<i>Actual</i>	<i>Year-to-Date Budget</i>	<i>Variance</i>
<b>OPERATING FUND</b>						
<b>REVENUES:</b>						
Assessment Income	\$ 26,400.00	\$ 26,400.00	0.00	\$ 52,800.00	\$ 52,800.00	0.00
Late / Interest Income	81.13	62.50	18.63	704.84	250.00	454.84
Pool Fobs	0.00	8.34	(8.34)	0.00	33.34	(33.34)
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Total Revenues	26,481.13	26,470.84	10.29	53,504.84	53,083.34	421.50
<b>EXPENSES:</b>						
<b>GENERAL &amp; ADMINISTRATION:</b>						
Accounting / Tax Prep	0.00	25.00	(25.00)	0.00	100.00	(100.00)
Corporate Annual Report	0.00	5.09	(5.09)	61.25	20.34	40.91
Legal Fees	(799.34)	100.00	(899.34)	700.66	400.00	300.66
Management Fees	1,480.00	1,480.00	0.00	5,920.00	5,920.00	0.00
Office Expense	53.67	200.00	(146.33)	650.30	800.00	(149.70)
Bank Fees - Op	30.00	0.00	30.00	80.00	0.00	80.00
Social Expense	0.00	15.00	(15.00)	0.00	60.00	(60.00)
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	764.33	1,825.09	(1,060.76)	7,412.21	7,300.34	111.87
<b>INSURANCE</b>						
Insurance	0.00	762.00	(762.00)	0.00	3,048.00	(3,048.00)
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	0.00	762.00	(762.00)	0.00	3,048.00	(3,048.00)
<b>GROUNDS &amp; COMMUNITY</b>						
Fountain Repair	160.00	20.00	140.00	320.00	80.00	240.00
Grounds Maintenance	1,800.00	1,816.66	(16.66)	14,200.00	7,266.66	6,933.34
Irrigation Repairs	0.00	40.00	(40.00)	535.00	160.00	375.00
Lakes / Waterway	0.00	191.66	(191.66)	160.00	766.66	(606.66)
Landscape Improvement	0.00	100.00	(100.00)	0.00	400.00	(400.00)
Misc Maintenance	2,085.00	416.66	1,668.34	3,386.90	1,666.66	1,720.24
Mulch	0.00	100.00	(100.00)	0.00	400.00	(400.00)
Sign Maintenance	0.00	10.00	(10.00)	0.00	40.00	(40.00)
Tree Trimming / Removal	4,810.00	200.00	4,610.00	4,810.00	800.00	4,010.00
Cabana Cameras	542.29	633.34	(91.05)	2,169.19	2,533.34	(364.15)
Cabana Maintenance	0.00	200.00	(200.00)	83.40	800.00	(716.60)
Cabana Termite Bond	0.00	8.34	(8.34)	0.00	33.34	(33.34)
Janitorial Services	375.00	500.00	(125.00)	1,500.00	2,000.00	(500.00)
Misc - Recreational	0.00	20.84	(20.84)	0.00	83.34	(83.34)
Pool Maintenance	0.00	775.00	(775.00)	1,950.00	3,100.00	(1,150.00)
Pool Permits	350.00	29.16	320.84	350.00	116.66	233.34
Pool Repairs	0.00	150.00	(150.00)	585.40	600.00	(14.60)
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	10,122.29	5,211.66	4,910.63	30,049.89	20,846.66	9,203.23

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Statement of Revenues and Expenses  
For the One Month and Four Months Ending April 30, 2025

	<i>Actual</i>	<i>Current Period</i>	<i>Variance</i>	<i>Actual</i>	<i>Year-to-Date Budget</i>	<i>Variance</i>
<b>UTILITIES:</b>						
Electric	321.94	540.00	(218.06)	1,489.30	2,160.00	(670.70)
Trash Removal	0.00	30.00	(30.00)	0.00	120.00	(120.00)
Water / Sewer	319.32	325.00	(5.68)	2,277.04	1,300.00	977.04
	<u>\$ 641.26</u>	<u>\$ 895.00</u>	<u>(253.74)</u>	<u>\$ 3,766.34</u>	<u>\$ 3,580.00</u>	<u>186.34</u>
Total Expenses	11,527.88	8,693.75	2,834.13	41,228.44	34,775.00	6,453.44
<b>OTHER SOURCES</b>						
Reserve Funding	\$ 3,504.00	\$ 3,504.00	0.00	\$ 3,504.00	\$ 7,008.00	(3,504.00)
	3,504.00	3,504.00	0.00	3,504.00	7,008.00	(3,504.00)
Excess of Revenues and Other Sources						
<b>Over (Under) Expenses</b>	<u><b>\$ 11,449.25</b></u>	<u><b>\$ 14,273.09</b></u>	<u><b>(2,823.84)</b></u>	<u><b>\$ 8,772.40</b></u>	<u><b>\$ 11,300.34</b></u>	<u><b>(2,527.94)</b></u>

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Statement of Revenues and Expenses  
For the One Month and Four Months Ending April 30, 2025

	<i>Actual</i>	<i>Current Period</i>	<i>Variance</i>	<i>Actual</i>	<i>Year-to-Date Budget</i>	<i>Variance</i>
<b>RESERVE FUND REVENUES:</b>						
Reserve Funding Income	\$ 3,600.00	\$ 3,504.00	96.00	\$ 7,200.00	\$ 7,008.00	192.00
Reserve Income	3,504.00	0.00	3,504.00	3,504.00	0.00	3,504.00
Interest - Reserve	66.87	0.00	66.87	322.17	0.00	322.17
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Total Revenues	7,170.87	3,504.00	3,666.87	11,026.17	7,008.00	4,018.17
<b>EXPENSES:</b>						
Reserve - Pool Resurfacing	8,820.00	0.00	8,820.00	23,520.00	0.00	23,520.00
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Total Expenses	8,820.00	0.00	8,820.00	23,520.00	0.00	23,520.00
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Excess of Revenues Over (Under) Expenses	(1,649.13)	3,504.00	(5,153.13)	(12,493.83)	7,008.00	(19,501.83)
<b>Other Sources (Uses):</b>						
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Total Other Sources (Uses)	0.00	0.00	0.00	0.00	0.00	0.00
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Excess of Revenues and Other Sources <b>Over (Under) Expenses</b>	<b>\$ (1,649.13)</b>	<b>\$ 3,504.00</b>	<b>(5,153.13)</b>	<b>\$ (12,493.83)</b>	<b>\$ 7,008.00</b>	<b>(19,501.83)</b>
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