

**Cypress Bend Homeowners Association, Inc.**

Financial Statements

January 31, 2025

Cypress Bend Homeowners' Assn, Inc.  
Balance Sheet  
January 31, 2025

ASSETS

Current Assets		
Operating Assets		
TD Op xx7358	\$	15,570.69
Petty Cash		150.00
Accounts Receivable		12,245.00
		27,965.69
Total Operating Assets		
Reserve Assets		
TD Reserve xx7457		29,801.95
Due to RSV from OP		3,590.00
		33,391.95
Total Reserve Assets		
Total Assets	\$	61,357.64

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	371.84
Prepaid Assessments		10,916.88
Due to RSV from OP		3,590.00
		14,878.72
Total Current Liabilities		
Total Liabilities		
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
		44,391.00
Res - Fund Balance		(10,999.05)
CY Res Inc/(Loss)		33,391.95
Total Reserve Fund Ending Balance		
Operating Capital		
OP - Beg Fund Balance		22,830.38
OP - Beg Fund Balance		(29,027.98)
CY OP Inc/(Loss)		19,284.57
		13,086.97
Total Operating Fund Ending Balance		
Total Liabilities & Capital	\$	61,357.64

*No assurance is provided on these financial statements.  
Substantially all disclosures required by Generally Accepted Accounting Principles have been omitted.*

Cypress Bend Homeowners' Assn, Inc.  
Statement of Revenues and Expenses  
For the One Month and One Month Ending January 31, 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	\$ 18,682.50	7,717.50	\$ 26,400.00	\$ 18,682.50	7,717.50
Late / Interest Income	0.00	62.50	(62.50)	0.00	62.50	(62.50)
Pool Fobs	0.00	8.34	(8.34)	0.00	8.34	(8.34)
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Revenues	26,400.00	18,753.34	7,646.66	26,400.00	18,753.34	7,646.66
<b>EXPENSES:</b>						
<b>GENERAL &amp; ADMINISTRATION:</b>						
Accounting / Tax Prep	0.00	25.00	(25.00)	0.00	25.00	(25.00)
Corporate Annual Report	0.00	5.09	(5.09)	0.00	5.09	(5.09)
Legal Fees	0.00	100.00	(100.00)	0.00	100.00	(100.00)
Management Fees	1,480.00	1,480.00	0.00	1,480.00	1,480.00	0.00
Office Expense	92.04	200.00	(107.96)	92.04	200.00	(107.96)
Social Expense	0.00	15.00	(15.00)	0.00	15.00	(15.00)
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	1,572.04	1,825.09	(253.05)	1,572.04	1,825.09	(253.05)
<b>INSURANCE</b>						
Insurance	0.00	762.00	(762.00)	0.00	762.00	(762.00)
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	0.00	762.00	(762.00)	0.00	762.00	(762.00)
<b>GROUNDS &amp; COMMUNITY</b>						
Fountain Repair	0.00	20.00	(20.00)	0.00	20.00	(20.00)
Grounds Maintenance	1,800.00	1,816.66	(16.66)	1,800.00	1,816.66	(16.66)
Irrigation Repairs	0.00	40.00	(40.00)	0.00	40.00	(40.00)
Lakes / Waterway	0.00	191.66	(191.66)	0.00	191.66	(191.66)
Landscape Improvement	0.00	100.00	(100.00)	0.00	100.00	(100.00)
Misc Maintenance	0.00	416.66	(416.66)	0.00	416.66	(416.66)
Mulch	0.00	100.00	(100.00)	0.00	100.00	(100.00)
Sign Maintenance	0.00	10.00	(10.00)	0.00	10.00	(10.00)
Tree Trimming / Removal	0.00	200.00	(200.00)	0.00	200.00	(200.00)
Cabana Cameras	542.30	633.34	(91.04)	542.30	633.34	(91.04)
Cabana Maintenance	26.75	200.00	(173.25)	26.75	200.00	(173.25)
Cabana Termite Bond	0.00	8.34	(8.34)	0.00	8.34	(8.34)
Janitorial Services	375.00	500.00	(125.00)	375.00	500.00	(125.00)
Misc - Recreational	0.00	20.84	(20.84)	0.00	20.84	(20.84)
Pool Maintenance	650.00	775.00	(125.00)	650.00	775.00	(125.00)
Pool Permits	0.00	29.16	(29.16)	0.00	29.16	(29.16)
Pool Repairs	0.00	150.00	(150.00)	0.00	150.00	(150.00)
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	3,394.05	5,211.66	(1,817.61)	3,394.05	5,211.66	(1,817.61)

Continued on next page

Cypress Bend Homeowners' Assn, Inc.  
Statement of Revenues and Expenses  
For the One Month and One Month Ending January 31, 2025

	<i>Actual</i>	<i>Current Period</i>	<i>Variance</i>	<i>Actual</i>	<i>Year-to-Date Budget</i>	<i>Variance</i>
UTILITIES:						
Electric	790.88	540.00	250.88	790.88	540.00	250.88
Trash Removal	0.00	30.00	(30.00)	0.00	30.00	(30.00)
Water / Sewer	1,358.46	325.00	1,033.46	1,358.46	325.00	1,033.46
	<u>\$ 2,149.34</u>	<u>\$ 895.00</u>	<u>1,254.34</u>	<u>\$ 2,149.34</u>	<u>\$ 895.00</u>	<u>1,254.34</u>
Total Expenses	7,115.43	8,693.75	(1,578.32)	7,115.43	8,693.75	(1,578.32)
OTHER SOURCES						
Reserve Funding	\$ 0.00	\$ 3,504.00	(3,504.00)	\$ 0.00	\$ 3,504.00	(3,504.00)
	0.00	3,504.00	(3,504.00)	0.00	3,504.00	(3,504.00)
Excess of Revenues and Other Sources						
<b>Over (Under) Expenses</b>	<u><b>\$ 19,284.57</b></u>	<u><b>\$ 6,555.59</b></u>	<u><b>12,728.98</b></u>	<u><b>\$ 19,284.57</b></u>	<u><b>\$ 6,555.59</b></u>	<u><b>12,728.98</b></u>

*No assurance is provided on these financial statements.  
Substantially all disclosures required by Generally Accepted Accounting Principles have been omitted.*

Cypress Bend Homeowners' Assn, Inc.  
Statement of Revenues and Expenses  
For the One Month and One Month Ending January 31, 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	\$ 3,600.00	\$ 3,504.00	96.00
Interest - Reserve	100.95	0.00	100.95	100.95	0.00	100.95
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Revenues	3,700.95	3,504.00	196.95	3,700.95	3,504.00	196.95
<b>EXPENSES:</b>						
Reserve - Pool Resurfacing	14,700.00	0.00	14,700.00	14,700.00	0.00	14,700.00
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Expenses	14,700.00	0.00	14,700.00	14,700.00	0.00	14,700.00
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Excess of Revenues Over (Under) Expenses	(10,999.05)	3,504.00	(14,503.05)	(10,999.05)	3,504.00	(14,503.05)
<b>Other Sources (Uses):</b>						
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Other Sources (Uses)	0.00	0.00	0.00	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Excess of Revenues and Other Sources <b>Over (Under) Expenses</b>	<b>\$ (10,999.05)</b>	<b>\$ 3,504.00</b>	<b>(14,503.05)</b>	<b>\$ (10,999.05)</b>	<b>\$ 3,504.00</b>	<b>(14,503.05)</b>
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

*No assurance is provided on these financial statements.  
Substantially all disclosures required by Generally Accepted Accounting Principles have been omitted.*