

**Cypress Bend Homeowners Association, Inc.**

Financial Statements

June 30, 2025

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

ASSETS

Current Assets		
Operating Assets		
TD Op xx7358	\$	1,782.28
Petty Cash		150.00
Accounts Receivable		5,345.00
		7,277.28
Total Operating Assets		
Reserve Assets		
TD Reserve xx7457		24,748.47
Due to RSV from OP		3,686.00
		28,434.47
Total Reserve Assets		
<b>Total Assets</b>	<b>\$</b>	<b>35,711.75</b>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	2,841.49
Prepaid Assessments		15,781.88
Due to RSV from OP		3,686.00
		22,309.37
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		44,391.00
CY Res Inc/(Loss)		(15,956.53)
		28,434.47
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)		(8,834.49)
		(15,032.09)
Total Operating Fund Ending Balance		
<b>Total Liabilities &amp; Capital</b>	<b>\$</b>	<b>35,711.75</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 Six Months Ending June 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	\$ 0.00	\$ 0.00	0.00	\$ 52,800.00	\$ 52,800.00	0.00
Late / Interest Income	375.00	62.50	312.50	1,079.84	375.00	704.84
Pool Fobs	25.00	8.33	16.67	50.00	50.00	0.00
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Total Revenues	400.00	70.83	329.17	53,929.84	53,225.00	704.84
<b>EXPENSES:</b>						
<b>GENERAL &amp; ADMINISTRATION:</b>						
Accounting / Tax Prep	0.00	25.00	(25.00)	345.00	150.00	195.00
Corporate Annual Report	0.00	5.08	(5.08)	61.25	30.50	30.75
Legal Fees	2,395.47	100.00	2,295.47	4,116.13	600.00	3,516.13
Corporate Tax (PY)	33.00	0.00	33.00	33.00	0.00	33.00
Management Fees	1,480.00	1,480.00	0.00	8,880.00	8,880.00	0.00
Office Expense	78.66	200.00	(121.34)	804.58	1,200.00	(395.42)
Bank Fees - Op	0.00	0.00	0.00	70.00	0.00	70.00
Social Expense	0.00	15.00	(15.00)	0.00	90.00	(90.00)
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	3,987.13	1,825.08	2,162.05	14,309.96	10,950.50	3,359.46
<b>INSURANCE</b>						
Insurance	0.00	762.00	(762.00)	0.00	4,572.00	(4,572.00)
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	0.00	762.00	(762.00)	0.00	4,572.00	(4,572.00)
<b>GROUNDS &amp; COMMUNITY</b>						
Fountain Repair	0.00	20.00	(20.00)	480.00	120.00	360.00
Grounds Maintenance	1,800.00	1,816.67	(16.67)	17,800.00	10,900.00	6,900.00
Irrigation Repairs	0.00	40.00	(40.00)	535.00	240.00	295.00
Lakes / Waterway	160.00	191.67	(31.67)	320.00	1,150.00	(830.00)
Landscape Improvement	0.00	100.00	(100.00)	0.00	600.00	(600.00)
Misc Maintenance	1,996.00	416.67	1,579.33	5,858.43	2,500.00	3,358.43
Mulch	0.00	100.00	(100.00)	0.00	600.00	(600.00)
Sign Maintenance	0.00	10.00	(10.00)	0.00	60.00	(60.00)
Tree Trimming / Removal	0.00	200.00	(200.00)	4,810.00	1,200.00	3,610.00
Cabana Cameras	542.29	633.33	(91.04)	3,253.77	3,800.00	(546.23)
Cabana Maintenance	0.00	200.00	(200.00)	110.15	1,200.00	(1,089.85)
Cabana Termite Bond	0.00	8.33	(8.33)	0.00	50.00	(50.00)
Janitorial Services	375.00	500.00	(125.00)	2,250.00	3,000.00	(750.00)
Misc - Recreational	0.00	20.83	(20.83)	0.00	125.00	(125.00)
Pool Maintenance	711.04	775.00	(63.96)	4,566.29	4,650.00	(83.71)
Pool Permits	0.00	29.17	(29.17)	350.00	175.00	175.00
Pool Repairs	819.95	150.00	669.95	2,355.35	900.00	1,455.35
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	6,404.28	5,211.67	1,192.61	42,688.99	31,270.00	11,418.99

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Statement of Revenues and Expenses  
For the One Month and Six Months Ending June 30, 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	365.96	540.00	(174.04)	2,347.92	3,240.00	(892.08)
Trash Removal	0.00	30.00	(30.00)	0.00	180.00	(180.00)
Water / Sewer	0.00	325.00	(325.00)	3,417.46	1,950.00	1,467.46
	<u>365.96</u>	<u>895.00</u>	<u>(529.04)</u>	<u>5,765.38</u>	<u>5,370.00</u>	<u>395.38</u>
Total Expenses	10,757.37	8,693.75	2,063.62	62,764.33	52,162.50	10,601.83
Excess of Revenues and Other Sources						
<b>Over (Under) Expenses</b>	<b>\$ (10,357.37)</b>	<b>\$ (8,622.92)</b>	<b>(1,734.45)</b>	<b>\$ (8,834.49)</b>	<b>\$ 1,062.50</b>	<b>(9,896.99)</b>

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Statement of Revenues and Expenses  
For the One Month and Six Months Ending June 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</b>						
<b>REVENUES:</b>						
Reserve Funding Income	\$ 0.00	\$ 0.00	0.00	\$ 7,200.00	\$ 7,008.00	192.00
Interest - Reserve	<u>20.32</u>	<u>0.00</u>	<u>20.32</u>	<u>363.47</u>	<u>0.00</u>	<u>363.47</u>
Total Revenues	20.32	0.00	20.32	7,563.47	7,008.00	555.47
<b>EXPENSES:</b>						
Reserve - Pool Resurfacing	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>23,520.00</u>	<u>0.00</u>	<u>23,520.00</u>
Total Expenses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>23,520.00</u>	<u>0.00</u>	<u>23,520.00</u>
Excess of Revenues Over (Under) Expenses	20.32	0.00	20.32	(15,956.53)	7,008.00	(22,964.53)
<b>Other Sources (Uses):</b>						
Total Other Sources (Uses)	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Excess of Revenues and Other Sources <b>Over (Under) Expenses</b>	<u>\$ 20.32</u>	<u>\$ 0.00</u>	<u>20.32</u>	<u>\$ (15,956.53)</u>	<u>\$ 7,008.00</u>	<u>(22,964.53)</u>

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