

Cypress Bend Homeowners Association, Inc.

Financial Statements

March 31, 2025

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

ASSETS

| | | |
|------------------------|-----------|------------------|
| Current Assets | | |
| Operating Assets | | |
| TD Op xx7358 | \$ | 13,091.71 |
| Petty Cash | | 150.00 |
| Accounts Receivable | | 3,240.00 |
| | | 16,481.71 |
| Total Operating Assets | | |
| Reserve Assets | | |
| TD Reserve xx7457 | | 29,956.30 |
| Due to RSV from OP | | 3,590.00 |
| | | 33,546.30 |
| Total Reserve Assets | | |
| Total Assets | \$ | 50,028.01 |

LIABILITIES AND CAPITAL

| | | |
|--|-----------|------------------|
| Current Liabilities | | |
| Accounts Payable | \$ | 534.28 |
| Prepaid Assessments | | 21,231.88 |
| Due to RSV from OP | | 3,590.00 |
| | | 25,356.16 |
| 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 | | (10,844.70) |
| CY Res Inc/(Loss) | | 33,546.30 |
| 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) | | (2,676.85) |
| | | (8,874.45) |
| Total Operating Fund Ending Balance | | |
| Total Liabilities & Capital | \$ | 50,028.01 |

*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 Three Months Ending March 31, 2025

| | <i>Actual</i> | <i>Current Period</i> | <i>Variance</i> | <i>Actual</i> | <i>Year-to-Date Budget</i> | <i>Variance</i> |
|--------------------------------------|---------------|---------------------------|-----------------|---------------|--------------------------------|-----------------|
| OPERATING FUND | | | | | | |
| REVENUES: | | | | | | |
| Assessment Income | \$ 0.00 | \$ 0.00 | 0.00 | \$ 26,400.00 | \$ 18,682.50 | 7,717.50 |
| Late / Interest Income | 198.71 | 62.50 | 136.21 | 623.71 | 187.50 | 436.21 |
| Pool Fobs | 0.00 | 8.33 | (8.33) | 0.00 | 25.00 | (25.00) |
| | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> |
| Total Revenues | 198.71 | 70.83 | 127.88 | 27,023.71 | 18,895.00 | 8,128.71 |
| EXPENSES: | | | | | | |
| GENERAL & ADMINISTRATION: | | | | | | |
| Accounting / Tax Prep | 0.00 | 25.00 | (25.00) | 0.00 | 75.00 | (75.00) |
| Corporate Annual Report | 0.00 | 5.08 | (5.08) | 61.25 | 15.25 | 46.00 |
| Legal Fees | 0.00 | 100.00 | (100.00) | 1,500.00 | 300.00 | 1,200.00 |
| Management Fees | 1,480.00 | 1,480.00 | 0.00 | 4,440.00 | 4,440.00 | 0.00 |
| Office Expense | 263.98 | 200.00 | 63.98 | 596.63 | 600.00 | (3.37) |
| Bank Fees - Op | 30.00 | 0.00 | 30.00 | 50.00 | 0.00 | 50.00 |
| Social Expense | 0.00 | 15.00 | (15.00) | 0.00 | 45.00 | (45.00) |
| | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> |
| | 1,773.98 | 1,825.08 | (51.10) | 6,647.88 | 5,475.25 | 1,172.63 |
| INSURANCE | | | | | | |
| Insurance | 0.00 | 762.00 | (762.00) | 0.00 | 2,286.00 | (2,286.00) |
| | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> |
| | 0.00 | 762.00 | (762.00) | 0.00 | 2,286.00 | (2,286.00) |
| GROUNDS & COMMUNITY | | | | | | |
| Fountain Repair | 160.00 | 20.00 | 140.00 | 160.00 | 60.00 | 100.00 |
| Grounds Maintenance | 1,800.00 | 1,816.67 | (16.67) | 12,400.00 | 5,450.00 | 6,950.00 |
| Irrigation Repairs | 0.00 | 40.00 | (40.00) | 535.00 | 120.00 | 415.00 |
| Lakes / Waterway | 0.00 | 191.67 | (191.67) | 160.00 | 575.00 | (415.00) |
| Landscape Improvement | 0.00 | 100.00 | (100.00) | 0.00 | 300.00 | (300.00) |
| Misc Maintenance | 839.17 | 416.67 | 422.50 | 1,301.90 | 1,250.00 | 51.90 |
| Mulch | 0.00 | 100.00 | (100.00) | 0.00 | 300.00 | (300.00) |
| Sign Maintenance | 0.00 | 10.00 | (10.00) | 0.00 | 30.00 | (30.00) |
| Tree Trimming / Removal | 0.00 | 200.00 | (200.00) | 0.00 | 600.00 | (600.00) |
| Cabana Cameras | 542.30 | 633.33 | (91.03) | 1,626.90 | 1,900.00 | (273.10) |
| Cabana Maintenance | 56.65 | 200.00 | (143.35) | 83.40 | 600.00 | (516.60) |
| Cabana Termite Bond | 0.00 | 8.33 | (8.33) | 0.00 | 25.00 | (25.00) |
| Janitorial Services | 375.00 | 500.00 | (125.00) | 1,125.00 | 1,500.00 | (375.00) |
| Misc - Recreational | 0.00 | 20.83 | (20.83) | 0.00 | 62.50 | (62.50) |
| Pool Maintenance | 650.00 | 775.00 | (125.00) | 1,950.00 | 2,325.00 | (375.00) |
| Pool Permits | 0.00 | 29.17 | (29.17) | 0.00 | 87.50 | (87.50) |
| Pool Repairs | 585.40 | 150.00 | 435.40 | 585.40 | 450.00 | 135.40 |
| | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> |
| | 5,008.52 | 5,211.67 | (203.15) | 19,927.60 | 15,635.00 | 4,292.60 |

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Cypress Bend Homeowners' Assn, Inc.
Statement of Revenues and Expenses
For the One Month and Three Months Ending March 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 | 314.06 | 540.00 | (225.94) | 1,167.36 | 1,620.00 | (452.64) |
| Trash Removal | 0.00 | 30.00 | (30.00) | 0.00 | 90.00 | (90.00) |
| Water / Sewer | 405.08 | 325.00 | 80.08 | 1,957.72 | 975.00 | 982.72 |
| | <u>\$ 719.14</u> | <u>\$ 895.00</u> | <u>(175.86)</u> | <u>\$ 3,125.08</u> | <u>\$ 2,685.00</u> | <u>440.08</u> |
| Total Expenses | 7,501.64 | 8,693.75 | (1,192.11) | 29,700.56 | 26,081.25 | 3,619.31 |
| OTHER SOURCES | | | | | | |
| Reserve Funding | \$ 0.00 | \$ 0.00 | 0.00 | \$ 0.00 | \$ 3,504.00 | (3,504.00) |
| | 0.00 | 0.00 | 0.00 | 0.00 | 3,504.00 | (3,504.00) |
| Excess of Revenues and Other Sources | | | | | | |
| Over (Under) Expenses | <u><u>\$ (7,302.93)</u></u> | <u><u>\$ (8,622.92)</u></u> | <u><u>1,319.99</u></u> | <u><u>\$ (2,676.85)</u></u> | <u><u>\$ (10,690.25)</u></u> | <u><u>8,013.40</u></u> |

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Statement of Revenues and Expenses
For the One Month and Three Months Ending March 31, 2025

| | <i>Actual</i> | <i>Current Period</i> | <i>Variance</i> | <i>Actual</i> | <i>Year-to-Date Budget</i> | <i>Variance</i> |
|--|-----------------|---------------------------|-----------------|-----------------------|--------------------------------|--------------------|
| RESERVE FUND REVENUES: | | | | | | |
| Reserve Funding Income | \$ 0.00 | \$ 0.00 | 0.00 | \$ 3,600.00 | \$ 3,504.00 | 96.00 |
| Interest - Reserve | 81.19 | 0.00 | 81.19 | 255.30 | 0.00 | 255.30 |
| | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> |
| Total Revenues | 81.19 | 0.00 | 81.19 | 3,855.30 | 3,504.00 | 351.30 |
| EXPENSES: | | | | | | |
| Reserve - Pool Resurfacing | 0.00 | 0.00 | 0.00 | 14,700.00 | 0.00 | 14,700.00 |
| | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> |
| Total Expenses | 0.00 | 0.00 | 0.00 | 14,700.00 | 0.00 | 14,700.00 |
| | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> |
| Excess of Revenues Over (Under) Expenses | 81.19 | 0.00 | 81.19 | (10,844.70) | 3,504.00 | (14,348.70) |
| Other Sources (Uses): | | | | | | |
| | <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 Over (Under) Expenses | \$ 81.19 | \$ 0.00 | 81.19 | \$ (10,844.70) | \$ 3,504.00 | (14,348.70) |
| | <hr/> <hr/> | <hr/> <hr/> | <hr/> <hr/> | <hr/> <hr/> | <hr/> <hr/> | <hr/> <hr/> |

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