

Cypress Bend Homeowners Association, Inc.

Financial Statements

May 31, 2025

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

ASSETS

| | | |
|------------------------|-----------|------------------|
| Current Assets | | |
| Operating Assets | | |
| TD Op xx7358 | \$ | 5,599.81 |
| Petty Cash | | 150.00 |
| Accounts Receivable | | 6,170.00 |
| | | 11,919.81 |
| Total Operating Assets | | |
| Reserve Assets | | |
| TD Reserve xx7457 | | 24,728.15 |
| Due to RSV from OP | | 7,190.00 |
| | | 31,918.15 |
| Total Reserve Assets | | |
| Total Assets | \$ | 43,837.96 |

LIABILITIES AND CAPITAL

| | | |
|--|-----------|------------------|
| Current Liabilities | | |
| Accounts Payable | \$ | 1,651.65 |
| Prepaid Assessments | | 11,256.88 |
| Due to RSV from OP | | 7,190.00 |
| | | 20,098.53 |
| 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) | | (12,472.85) |
| | | 31,918.15 |
| 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) | | (1,981.12) |
| | | (8,178.72) |
| Total Operating Fund Ending Balance | | |
| Total Liabilities & Capital | \$ | 43,837.96 |

*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 Five Months Ending May 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 | \$ 52,800.00 | \$ 52,800.00 | 0.00 |
| Late / Interest Income | 0.00 | 62.50 | (62.50) | 704.84 | 312.50 | 392.34 |
| Pool Fobs | 25.00 | 8.33 | 16.67 | 25.00 | 41.67 | (16.67) |
| | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> |
| Total Revenues | 25.00 | 70.83 | (45.83) | 53,529.84 | 53,154.17 | 375.67 |
| EXPENSES: | | | | | | |
| GENERAL & ADMINISTRATION: | | | | | | |
| Accounting / Tax Prep | 345.00 | 25.00 | 320.00 | 345.00 | 125.00 | 220.00 |
| Corporate Annual Report | 0.00 | 5.08 | (5.08) | 61.25 | 25.42 | 35.83 |
| Legal Fees | 1,020.00 | 100.00 | 920.00 | 1,720.66 | 500.00 | 1,220.66 |
| Management Fees | 1,480.00 | 1,480.00 | 0.00 | 7,400.00 | 7,400.00 | 0.00 |
| Office Expense | 75.62 | 200.00 | (124.38) | 725.92 | 1,000.00 | (274.08) |
| Bank Fees - Op | (10.00) | 0.00 | (10.00) | 70.00 | 0.00 | 70.00 |
| Social Expense | 0.00 | 15.00 | (15.00) | 0.00 | 75.00 | (75.00) |
| | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> |
| | 2,910.62 | 1,825.08 | 1,085.54 | 10,322.83 | 9,125.42 | 1,197.41 |
| INSURANCE | | | | | | |
| Insurance | 0.00 | 762.00 | (762.00) | 0.00 | 3,810.00 | (3,810.00) |
| | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> |
| | 0.00 | 762.00 | (762.00) | 0.00 | 3,810.00 | (3,810.00) |
| GROUNDS & COMMUNITY | | | | | | |
| Fountain Repair | 160.00 | 20.00 | 140.00 | 480.00 | 100.00 | 380.00 |
| Grounds Maintenance | 1,800.00 | 1,816.67 | (16.67) | 16,000.00 | 9,083.33 | 6,916.67 |
| Irrigation Repairs | 0.00 | 40.00 | (40.00) | 535.00 | 200.00 | 335.00 |
| Lakes / Waterway | 0.00 | 191.67 | (191.67) | 160.00 | 958.33 | (798.33) |
| Landscape Improvement | 0.00 | 100.00 | (100.00) | 0.00 | 500.00 | (500.00) |
| Misc Maintenance | 475.53 | 416.67 | 58.86 | 3,862.43 | 2,083.33 | 1,779.10 |
| Mulch | 0.00 | 100.00 | (100.00) | 0.00 | 500.00 | (500.00) |
| Sign Maintenance | 0.00 | 10.00 | (10.00) | 0.00 | 50.00 | (50.00) |
| Tree Trimming / Removal | 0.00 | 200.00 | (200.00) | 4,810.00 | 1,000.00 | 3,810.00 |
| Cabana Cameras | 542.29 | 633.33 | (91.04) | 2,711.48 | 3,166.67 | (455.19) |
| Cabana Maintenance | 26.75 | 200.00 | (173.25) | 110.15 | 1,000.00 | (889.85) |
| Cabana Termite Bond | 0.00 | 8.33 | (8.33) | 0.00 | 41.67 | (41.67) |
| Janitorial Services | 375.00 | 500.00 | (125.00) | 1,875.00 | 2,500.00 | (625.00) |
| Misc - Recreational | 0.00 | 20.83 | (20.83) | 0.00 | 104.17 | (104.17) |
| Pool Maintenance | 1,905.25 | 775.00 | 1,130.25 | 3,855.25 | 3,875.00 | (19.75) |
| Pool Permits | 0.00 | 29.17 | (29.17) | 350.00 | 145.83 | 204.17 |
| Pool Repairs | 950.00 | 150.00 | 800.00 | 1,535.40 | 750.00 | 785.40 |
| | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> |
| | 6,234.82 | 5,211.67 | 1,023.15 | 36,284.71 | 26,058.33 | 10,226.38 |

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Cypress Bend Homeowners' Assn, Inc.
Statement of Revenues and Expenses
For the One Month and Five Months Ending May 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 | 492.66 | 540.00 | (47.34) | 1,981.96 | 2,700.00 | (718.04) |
| Trash Removal | 0.00 | 30.00 | (30.00) | 0.00 | 150.00 | (150.00) |
| Water / Sewer | 1,140.42 | 325.00 | 815.42 | 3,417.46 | 1,625.00 | 1,792.46 |
| | <u>\$ 1,633.08</u> | <u>\$ 895.00</u> | <u>738.08</u> | <u>\$ 5,399.42</u> | <u>\$ 4,475.00</u> | <u>924.42</u> |
| Total Expenses | 10,778.52 | 8,693.75 | 2,084.77 | 52,006.96 | 43,468.75 | 8,538.21 |
| OTHER SOURCES | | | | | | |
| Reserve Funding | \$ 0.00 | \$ 0.00 | 0.00 | \$ 3,504.00 | \$ 7,008.00 | (3,504.00) |
| | 0.00 | 0.00 | 0.00 | 3,504.00 | 7,008.00 | (3,504.00) |
| Excess of Revenues and Other Sources | | | | | | |
| Over (Under) Expenses | <u><u>\$ (10,753.52)</u></u> | <u><u>\$ (8,622.92)</u></u> | <u><u>(2,130.60)</u></u> | <u><u>\$ (1,981.12)</u></u> | <u><u>\$ 2,677.42</u></u> | <u><u>(4,658.54)</u></u> |

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Statement of Revenues and Expenses
For the One Month and Five Months Ending May 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 | \$ 7,200.00 | \$ 7,008.00 | 192.00 |
| Reserve Income | 0.00 | 0.00 | 0.00 | 3,504.00 | 0.00 | 3,504.00 |
| Interest - Reserve | 20.98 | 0.00 | 20.98 | 343.15 | 0.00 | 343.15 |
| | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> |
| Total Revenues | 20.98 | 0.00 | 20.98 | 11,047.15 | 7,008.00 | 4,039.15 |
| EXPENSES: | | | | | | |
| Reserve - Pool Resurfacing | 0.00 | 0.00 | 0.00 | 23,520.00 | 0.00 | 23,520.00 |
| | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> |
| Total Expenses | 0.00 | 0.00 | 0.00 | 23,520.00 | 0.00 | 23,520.00 |
| | | | | | | |
| Excess of Revenues Over (Under) Expenses | 20.98 | 0.00 | 20.98 | (12,472.85) | 7,008.00 | (19,480.85) |
| | | | | | | |
| 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 |
| | | | | | | |
| Excess of Revenues and Other Sources Over (Under) Expenses | \$ 20.98 | \$ 0.00 | 20.98 | \$ (12,472.85) | \$ 7,008.00 | (19,480.85) |
| | <hr/> <hr/> | <hr/> <hr/> | <hr/> <hr/> | <hr/> <hr/> | <hr/> <hr/> | <hr/> <hr/> |

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