

Cypress Bend Homeowners Association, Inc.

Financial Statements

August 31, 2025

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

ASSETS

Current Assets		
Operating Assets		
TD Op xx7358	\$	4,026.61
Petty Cash		150.00
Accounts Receivable		8,630.00
		12,806.61
Total Operating Assets		
Reserve Assets		
TD Reserve xx7457		16,314.23
Due to RSV from OP		15,782.00
		32,096.23
Total Reserve Assets		
		32,096.23
Total Assets	\$	44,902.84

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	533.82
Prepaid Assessments		8,311.88
Due to RSV from OP		15,782.00
		24,627.70
Total Current Liabilities		
		24,627.70
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)		(12,294.77)
		32,096.23
Total Reserve Fund Ending Balance		
		32,096.23
Operating Capital		
OP - Beg Fund Balance		22,830.38
OP - Beg Fund Balance		(29,027.98)
CY OP Inc/(Loss)		(5,623.49)
		(11,821.09)
Total Operating Fund Ending Balance		
		(11,821.09)
Total Liabilities & Capital	\$	44,902.84

*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 Eight Months Ending August 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	\$ 79,200.00	\$ 79,200.00	0.00
Late / Interest Income	550.00	62.50	487.50	1,629.84	500.00	1,129.84
Pool Fobs	0.00	8.33	(8.33)	50.00	66.67	(16.67)
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Total Revenues	550.00	70.83	479.17	80,879.84	79,766.67	1,113.17
EXPENSES:						
GENERAL & ADMINISTRATION:						
Accounting / Tax Prep	0.00	25.00	(25.00)	345.00	200.00	145.00
Corporate Annual Report	0.00	5.08	(5.08)	61.25	40.67	20.58
Legal Fees	110.00	100.00	10.00	4,226.13	800.00	3,426.13
Corporate Tax (PY)	0.00	0.00	0.00	33.00	0.00	33.00
Management Fees	1,480.00	1,480.00	0.00	11,840.00	11,840.00	0.00
Office Expense	134.82	200.00	(65.18)	987.49	1,600.00	(612.51)
Bank Fees - Op	30.04	0.00	30.04	100.04	0.00	100.04
Social Expense	0.00	15.00	(15.00)	0.00	120.00	(120.00)
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	1,754.86	1,825.08	(70.22)	17,592.91	14,600.67	2,992.24
INSURANCE						
Insurance	9,992.57	762.00	9,230.57	9,992.57	6,096.00	3,896.57
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	9,992.57	762.00	9,230.57	9,992.57	6,096.00	3,896.57
GROUNDS & COMMUNITY						
Fountain Repair	0.00	20.00	(20.00)	0.00	160.00	(160.00)
Grounds Maintenance	0.00	1,816.67	(1,816.67)	19,600.00	14,533.33	5,066.67
Irrigation Repairs	0.00	40.00	(40.00)	1,300.00	320.00	980.00
Lakes / Waterway	160.00	191.67	(31.67)	1,120.00	1,533.33	(413.33)
Landscape Improvement	0.00	100.00	(100.00)	0.00	800.00	(800.00)
Misc Maintenance	0.00	416.67	(416.67)	5,858.43	3,333.33	2,525.10
Mulch	0.00	100.00	(100.00)	0.00	800.00	(800.00)
Sign Maintenance	0.00	10.00	(10.00)	0.00	80.00	(80.00)
Tree Trimming / Removal	0.00	200.00	(200.00)	6,610.00	1,600.00	5,010.00
Cabana Cameras	542.30	633.33	(91.03)	4,468.36	5,066.67	(598.31)
Cabana Maintenance	798.00	200.00	598.00	1,856.24	1,600.00	256.24
Cabana Termite Bond	0.00	8.33	(8.33)	0.00	66.67	(66.67)
Janitorial Services	375.00	500.00	(125.00)	3,000.00	4,000.00	(1,000.00)
Misc - Recreational	0.00	20.83	(20.83)	0.00	166.67	(166.67)
Pool Maintenance	695.00	775.00	(80.00)	6,202.36	6,200.00	2.36
Pool Permits	0.00	29.17	(29.17)	350.00	233.33	116.67
Pool Repairs	0.00	150.00	(150.00)	2,355.35	1,200.00	1,155.35
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	2,570.30	5,211.67	(2,641.37)	52,720.74	41,693.33	11,027.41

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Cypress Bend Homeowners' Assn, Inc.
Statement of Revenues and Expenses
For the One Month and Eight Months Ending August 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	0.00	540.00	(540.00)	2,779.65	4,320.00	(1,540.35)
Trash Removal	0.00	30.00	(30.00)	0.00	240.00	(240.00)
Water / Sewer	0.00	325.00	(325.00)	3,417.46	2,600.00	817.46
	<u>0.00</u>	<u>895.00</u>	<u>(895.00)</u>	<u>6,197.11</u>	<u>7,160.00</u>	<u>(962.89)</u>
Total Expenses	14,317.73	8,693.75	5,623.98	86,503.33	69,550.00	16,953.33
Excess of Revenues and Other Sources						
Over (Under) Expenses	<u>\$ (13,767.73)</u>	<u>\$ (8,622.92)</u>	<u>(5,144.81)</u>	<u>\$ (5,623.49)</u>	<u>\$ 10,216.67</u>	<u>(15,840.16)</u>

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Statement of Revenues and Expenses
For the One Month and Eight Months Ending August 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	\$ 3,504.00	\$ 0.00	3,504.00	\$ 10,800.00	\$ 10,512.00	288.00
Interest - Reserve	<u>40.74</u>	<u>0.00</u>	<u>40.74</u>	<u>425.23</u>	<u>0.00</u>	<u>425.23</u>
Total Revenues	3,544.74	0.00	3,544.74	11,225.23	10,512.00	713.23
EXPENSES:						
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	3,544.74	0.00	3,544.74	(12,294.77)	10,512.00	(22,806.77)
Other Sources (Uses):						
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 Over (Under) Expenses	<u>\$ 3,544.74</u>	<u>\$ 0.00</u>	<u>3,544.74</u>	<u>\$ (12,294.77)</u>	<u>\$ 10,512.00</u>	<u>(22,806.77)</u>

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