Financial Report Package

May 2025

Prepared for

Cypress Pines Property Owners Association, Inc

By

SWFL CAM SERVICES

Balance Sheet

Cypress Pines Property Owners Association, Inc

End Date: 05/31/2025

	Operating	Reserve	Total
Assets			
Cash			
VNB OP	$ 117,062.42	$ -	$ 117,062.42
Petty Cash - Social Committee	180.00	-	180.00
Total: Cash	**$ 117,242.42**	**$ -**	**$ 117,242.42**
Reserves			
VNB RESERVE	-	137,361.19	137,361.19
Total: Reserves	**$ -**	**$ 137,361.19**	**$ 137,361.19**
Total: Assets	**$ 117,242.42**	**$ 137,361.19**	**$ 254,603.61**
Liabilities & Equity			
Reserve Accounts			
Def Maint & Cap Exp - Drainage Reserve	-	14,856.26	14,856.26
Def Maint & Cap Exp - Road Sealing Reserve	-	6,441.66	6,441.66
Def Maint & Cap Exp - Roads Reserve	-	113,637.24	113,637.24
Reserves - Interest	-	2,426.03	2,426.03
Total: Reserve Accounts	**$ -**	**$ 137,361.19**	**$ 137,361.19**
Equity			
Retained Earnings	84,544.31	-	84,544.31
Total: Equity	**$ 84,544.31**	**$ -**	**$ 84,544.31**
Net Income Gain/Loss	32,698.11	-	32,698.11
Total: Liabilities & Equity	**$ 117,242.42**	**$ 137,361.19**	**$ 254,603.61**

Income Statement - Operating
Cypress Pines Property Owners Association, Inc
05/31/2025

Date:	6/17/2025
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Description	Current Period Actual	Budget	Variance	Year-to-date Actual	Budget	Variance	Annual Budget
OPERATING INCOME							
Income							
4010-00 Maintenance Fees	$4,320.00	$7,236.00	($2,916.00)	$77,543.80	$36,180.00	$41,363.80	$86,832.00
Total Income	$4,320.00	$7,236.00	($2,916.00)	$77,543.80	$36,180.00	$41,363.80	$86,832.00
Reserve Funding							
4145-00 Reserve Transfer	(15,129.90)	(3,025.98)	(12,103.92)	(15,129.90)	(15,129.90)	-	(36,311.75)
Total Reserve Funding	($15,129.90)	($3,025.98)	($12,103.92)	($15,129.90)	($15,129.90)	$0.00	($36,311.75)
Total OPERATING INCOME	**($10,809.90)**	**$4,210.02**	**($15,019.92)**	**$62,413.90**	**$21,050.10**	**$41,363.80**	**$50,520.25**
OPERATING EXPENSE							
Utilities							
5100-00 Electric	613.27	600.00	(13.27)	3,055.03	3,000.00	(55.03)	7,200.00
Total Utilities	$613.27	$600.00	($13.27)	$3,055.03	$3,000.00	($55.03)	$7,200.00
Maintenance							
6000-00 Streets and Maintenance	180.00	41.67	(138.33)	360.00	208.35	(151.65)	500.00
Total Maintenance	$180.00	$41.67	($138.33)	$360.00	$208.35	($151.65)	$500.00
Administrative							
7010-00 Management Fees	2,010.00	2,010.00	-	10,050.00	10,050.00	-	24,120.00
7100-00 Legal	-	833.33	833.33	8,218.00	4,166.65	(4,051.35)	10,000.00
7130-00 Social Committee	-	50.00	50.00	421.17	250.00	(171.17)	600.00
7200-00 Insurance Director & Officer	2,151.30	208.33	(1,942.97)	2,151.30	1,041.65	(1,109.65)	2,500.00
7210-00 Insurance - Liability Insurance	(2,151.30)	166.67	2,317.97	1,631.22	833.35	(797.87)	2,000.00
7220-00 Insurance - Property	-	20.83	20.83	1,736.50	104.15	(1,632.35)	250.00
7300-00 Office Expenses	93.86	125.00	31.14	1,856.32	625.00	(1,231.32)	1,500.00
7400-00 Licenses / Fees	-	5.10	5.10	-	25.50	25.50	61.25
7410-00 Corporate Filing	-	-	-	61.25	-	(61.25)	-
7435-00 Tax Preparation	-	16.67	16.67	175.00	83.35	(91.65)	200.00
Total Administrative	$2,103.86	$3,435.93	$1,332.07	$26,300.76	$17,179.65	($9,121.11)	$41,231.25
Total OPERATING EXPENSE	**$2,897.13**	**$4,077.60**	**$1,180.47**	**$29,715.79**	**$20,388.00**	**($9,327.79)**	**$48,931.25**
Net Income:	**($13,707.03)**	**$132.42**	**($13,839.45)**	**$32,698.11**	**$662.10**	**$32,036.01**	**$1,589.00**

Description	Prior Balance	Contribution	Expenditure	Transfer	Interest	Ending Balance
VNB RESERVE	($122,231.29)	$0.00	$0.00	$0.00	$0.00	($137,361.19)
Def Maint & Cap Exp - Drainage Reserve	$14,856.26	$0.00	$0.00	$0.00	$0.00	$14,856.26
Def Maint & Cap Exp - Road Sealing Reserve	$4,300.00	$2,141.66	$0.00	$0.00	$0.00	$6,441.66
Def Maint & Cap Exp - Roads Reserve	$100,649.00	$12,988.27	($0.03)	$0.00	$0.00	$113,637.24
Reserves - Interest	$2,426.03	$0.00	$0.00	$0.00	$0.00	$2,426.03
	$0.00	**$15,129.93**	**($0.03)**	**$0.00**	**$0.00**	**$0.00**