

**Balance Sheet**

Cypress Pines Property Owners Association, Inc  
End Date: 04/30/2024

Date: 5/15/2024  
Time: 9:44 pm  
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	Operating	Reserve	Total
<b>Assets</b>			
<b>Cash</b>			
VNB OP	\$ 105,475.14	\$ -	\$ 105,475.14
Petty Cash - Social Committee	180.00	-	180.00
Due from Reserves	28,576.97	-	28,576.97
<b>Total: Cash</b>	<b>\$ 134,232.11</b>	<b>\$ -</b>	<b>\$ 134,232.11</b>
<b>Reserves</b>			
VNB RESERVE	-	169,560.40	169,560.40
Due to Operating	-	(28,576.97)	(28,576.97)
<b>Total: Reserves</b>	<b>\$ -</b>	<b>\$ 140,983.43</b>	<b>\$ 140,983.43</b>
<b>Total: Assets</b>	<b>\$ 134,232.11</b>	<b>\$ 140,983.43</b>	<b>\$ 275,215.54</b>
<b>Liabilities &amp; Equity</b>			
<b>Reserve Accounts</b>			
Def Maint & Cap Exp - Drainage Reserve	-	18,619.40	18,619.40
Def Maint & Cap Exp - Road Sealing Reserve	-	4,300.00	4,300.00
Def Maint & Cap Exp - Roads Reserve	-	115,638.00	115,638.00
Reserves - Interest	-	1,174.01	1,174.01
<b>Total: Reserve Accounts</b>	<b>\$ -</b>	<b>\$ 139,731.41</b>	<b>\$ 139,731.41</b>
<b>Equity</b>			
Retained Earnings	82,495.59	-	82,495.59
<b>Total: Equity</b>	<b>\$ 82,495.59</b>	<b>\$ -</b>	<b>\$ 82,495.59</b>
Net Income Gain/Loss	-	1,252.02	1,252.02
Net Income Gain/Loss	51,736.52	-	51,736.52
<b>Total: Liabilities &amp; Equity</b>	<b>\$ 134,232.11</b>	<b>\$ 140,983.43</b>	<b>\$ 275,215.54</b>

**Income Statement - Operating**  
 Cypress Pines Property Owners Association, Inc  
 04/30/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>Income</b>							
4010-00 Maintenance Fees	\$62,239.00	\$7,236.00	\$55,003.00	\$83,740.56	\$28,944.00	\$54,796.56	\$86,832.00
4020-00 Late & Interest Income	157.34	-	157.34	570.64	-	570.64	-
<b>Total Income</b>	<b>\$62,396.34</b>	<b>\$7,236.00</b>	<b>\$55,160.34</b>	<b>\$84,311.20</b>	<b>\$28,944.00</b>	<b>\$55,367.20</b>	<b>\$86,832.00</b>
<b>Reserve Funding</b>							
4145-00 Reserve Transfer	(2,345.92)	(2,345.92)	-	(9,383.68)	(9,383.68)	-	(28,151.00)
<b>Total Reserve Funding</b>	<b>(\$2,345.92)</b>	<b>(\$2,345.92)</b>	<b>\$-</b>	<b>(\$9,383.68)</b>	<b>(\$9,383.68)</b>	<b>\$0.00</b>	<b>(\$28,151.00)</b>
<b>Total OPERATING INCOME</b>	<b>\$60,050.42</b>	<b>\$4,890.08</b>	<b>\$55,160.34</b>	<b>\$74,927.52</b>	<b>\$19,560.32</b>	<b>\$55,367.20</b>	<b>\$58,681.00</b>
<b>OPERATING EXPENSE</b>							
<b>Utilities</b>							
5100-00 Electric	584.94	541.67	(43.27)	2,195.11	2,166.68	(28.43)	6,500.00
<b>Total Utilities</b>	<b>\$584.94</b>	<b>\$541.67</b>	<b>(\$43.27)</b>	<b>\$2,195.11</b>	<b>\$2,166.68</b>	<b>(\$28.43)</b>	<b>\$6,500.00</b>
<b>Maintenance</b>							
6000-00 Streets and Maintenance	-	41.67	41.67	-	166.68	166.68	500.00
6100-00 Fountain Maintenance	-	55.00	55.00	-	220.00	220.00	660.00
<b>Total Maintenance</b>	<b>\$-</b>	<b>\$96.67</b>	<b>\$96.67</b>	<b>\$-</b>	<b>\$386.68</b>	<b>\$386.68</b>	<b>\$1,160.00</b>
63-6300-00 Drainage Maintenance	2,275.00	666.67	(1,608.33)	6,545.00	2,666.68	(3,878.32)	8,000.00
<b>Administrative</b>							
7010-00 Management Fees	2,010.00	2,010.00	-	8,040.00	8,040.00	-	24,120.00
7100-00 Legal	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
7120-00 Tax Preparation	-	14.58	14.58	175.00	58.32	(116.68)	175.00
7130-00 Social Committee	99.92	100.00	0.08	133.92	400.00	266.08	1,200.00
7200-00 Insurance Director & Officer	3,304.34	166.67	(3,137.67)	3,717.71	666.68	(3,051.03)	2,000.00
7210-00 Insurance - Liability Insurance	1,119.42	133.33	(986.09)	1,544.64	533.32	(1,011.32)	1,600.00
7220-00 Insurance - Umbrella	197.08	20.83	(176.25)	252.75	83.32	(169.43)	250.00
7300-00 Office Expenses	248.29	235.42	(12.87)	514.62	941.68	427.06	2,825.00
7310-00 Website	20.00	-	(20.00)	20.00	-	(20.00)	-
7400-00 Licenses / Fees	61.25	5.17	(56.08)	61.25	20.68	(40.57)	62.00
7440-00 Bank Service Charge	-	-	-	(9.00)	-	9.00	-
7500-00 Bad Debt Expense	-	31.50	31.50	-	126.00	126.00	378.00
<b>Total Administrative</b>	<b>\$7,060.30</b>	<b>\$3,550.83</b>	<b>(\$3,509.47)</b>	<b>\$14,450.89</b>	<b>\$14,203.32</b>	<b>(\$247.57)</b>	<b>\$42,610.00</b>
<b>Other Expenses</b>							
8000-00 Mail House Real Estate Taxes	-	33.33	33.33	-	133.32	133.32	400.00
8100-00 Mail House Lease	-	0.92	0.92	-	3.68	3.68	11.00
<b>Total Other Expenses</b>	<b>\$-</b>	<b>\$34.25</b>	<b>\$34.25</b>	<b>\$-</b>	<b>\$137.00</b>	<b>\$137.00</b>	<b>\$411.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$9,920.24</b>	<b>\$4,890.09</b>	<b>(\$5,030.15)</b>	<b>\$23,191.00</b>	<b>\$19,560.36</b>	<b>(\$3,630.64)</b>	<b>\$58,681.00</b>
<b>Net Income:</b>	<b>\$50,130.18</b>	<b>(\$0.01)</b>	<b>\$50,130.19</b>	<b>\$51,736.52</b>	<b>(\$0.04)</b>	<b>\$51,736.56</b>	<b>\$0.00</b>

**Income Statement - Reserve**

Cypress Pines Property Owners Association, Inc

04/30/2024

Date: 5/15/2024

Time: 9:44 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>RESERVE INCOME</b>							
<b>Interest Income</b>							
4250-00 Interest Income Reserve	\$-	\$-	\$-	\$1,252.02	\$-	\$1,252.02	\$-
<b>Total Interest Income</b>	\$-	\$-	\$-	\$1,252.02	\$-	\$1,252.02	\$-
<b>Total RESERVE INCOME</b>	\$0.00	\$-	\$-	\$1,252.02	\$-	\$1,252.02	\$-
<b>Net Reserve:</b>	\$0.00	\$0.00	\$-	\$1,252.02	\$0.00	\$1,252.02	\$0.00