

Financial Report Package

January 2025

Prepared for

Cypress Pines Property Owners Association, Inc

By

SWFL CAM SERVICES

	Operating	Reserve	Total
Assets			
Cash			
VNB OP	\$ 90,150.47	\$ -	\$ 90,150.47
Petty Cash - Social Committee	180.00	-	180.00
Total: Cash	\$ 90,330.47	\$ -	\$ 90,330.47
Reserves			
VNB RESERVE	-	137,220.29	137,220.29
Total: Reserves	\$ -	\$ 137,220.29	\$ 137,220.29
Total: Assets	\$ 90,330.47	\$ 137,220.29	\$ 227,550.76
Liabilities & Equity			
Reserve Accounts			
Def Maint & Cap Exp - Drainage Reserve	-	14,856.26	14,856.26
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	-	2,426.03	2,426.03
Total: Reserve Accounts	\$ -	\$ 137,220.29	\$ 137,220.29
Equity			
Retained Earnings	84,544.31	-	84,544.31
Total: Equity	\$ 84,544.31	\$ -	\$ 84,544.31
Net Income Gain/Loss	5,786.16	-	5,786.16
Total: Liabilities & Equity	\$ 90,330.47	\$ 137,220.29	\$ 227,550.76

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4010-00 Maintenance Fees	\$10,563.00	\$7,236.00	\$3,327.00	\$10,563.00	\$7,236.00	\$3,327.00	\$86,832.00
Total Income	\$10,563.00	\$7,236.00	\$3,327.00	\$10,563.00	\$7,236.00	\$3,327.00	\$86,832.00
Reserve Funding							
4145-00 Reserve Transfer	-	(3,025.98)	3,025.98	-	(3,025.98)	3,025.98	(36,311.75)
Total Reserve Funding	\$-	(\$3,025.98)	\$3,025.98	\$-	(\$3,025.98)	\$3,025.98	(\$36,311.75)
Total OPERATING INCOME	\$10,563.00	\$4,210.02	\$6,352.98	\$10,563.00	\$4,210.02	\$6,352.98	\$50,520.25
OPERATING EXPENSE							
Utilities							
5100-00 Electric	611.41	600.00	(11.41)	611.41	600.00	(11.41)	7,200.00
Total Utilities	\$611.41	\$600.00	(\$11.41)	\$611.41	\$600.00	(\$11.41)	\$7,200.00
Maintenance							
6000-00 Streets and Maintenance	180.00	41.67	(138.33)	180.00	41.67	(138.33)	500.00
Total Maintenance	\$180.00	\$41.67	(\$138.33)	\$180.00	\$41.67	(\$138.33)	\$500.00
Administrative							
7010-00 Management Fees	2,010.00	2,010.00	-	2,010.00	2,010.00	-	24,120.00
7100-00 Legal	1,628.00	833.33	(794.67)	1,628.00	833.33	(794.67)	10,000.00
7130-00 Social Committee	100.00	50.00	(50.00)	100.00	50.00	(50.00)	600.00
7200-00 Insurance Director & Officer	-	208.33	208.33	-	208.33	208.33	2,500.00
7210-00 Insurance - Liability Insurance	-	166.67	166.67	-	166.67	166.67	2,000.00
7220-00 Insurance - Umbrella	-	20.83	20.83	-	20.83	20.83	250.00
7300-00 Office Expenses	247.43	125.00	(122.43)	247.43	125.00	(122.43)	1,500.00
7400-00 Licenses / Fees	-	5.10	5.10	-	5.10	5.10	61.25
7435-00 Tax Preparation	-	16.67	16.67	-	16.67	16.67	200.00
Total Administrative	\$3,985.43	\$3,435.93	(\$549.50)	\$3,985.43	\$3,435.93	(\$549.50)	\$41,231.25
Total OPERATING EXPENSE	\$4,776.84	\$4,077.60	(\$699.24)	\$4,776.84	\$4,077.60	(\$699.24)	\$48,931.25
Net Income:	\$5,786.16	\$132.42	\$5,653.74	\$5,786.16	\$132.42	\$5,653.74	\$1,589.00

Description	Prior Balance	Contribution	Expenditure	Transfer	Interest	Ending Balance
VNB RESERVE	(\$137,220.29)	\$0.00	\$0.00	\$0.00	\$0.00	(\$137,220.29)
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	\$0.00	\$0.00	\$0.00	\$0.00	\$4,300.00
Def Maint & Cap Exp - Roads Reserve	\$115,638.00	\$0.00	\$0.00	\$0.00	\$0.00	\$115,638.00
Reserves - Interest	\$1,174.01	\$1,252.02	\$0.00	\$0.00	\$0.00	\$2,426.03
Retained Earnings Reserves	\$1,252.02	\$0.00	\$1,252.02	\$0.00	\$0.00	\$0.00
	\$0.00	\$1,252.02	\$1,252.02	\$0.00	\$0.00	\$0.00