

Financial Report Package

October 2024

Prepared for

Cypress Pines Property Owners Association, Inc

By

SWFL CAM SERVICES

Balance Sheet

Cypress Pines Property Owners Association, Inc
End Date: 10/31/2024

Date: 11/11/2024
Time: 12:39 pm
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	Operating	Reserve	Total
Assets			
Cash			
VNB OP	\$ 68,019.39	\$ -	\$ 68,019.39
Petty Cash - Social Committee	180.00	-	180.00
Due from Reserves	28,576.97	-	28,576.97
Total: Cash	\$ 96,776.36	\$ -	\$ 96,776.36
Reserves			
VNB RESERVE	-	183,635.92	183,635.92
Due to Operating	-	(28,576.97)	(28,576.97)
Total: Reserves	\$ -	\$ 155,058.95	\$ 155,058.95
Total: Assets	\$ 96,776.36	\$ 155,058.95	\$ 251,835.31
Liabilities & Equity			
Reserve Accounts			
Def Maint & Cap Exp - Drainage Reserve	-	32,694.92	32,694.92
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
Total: Reserve Accounts	\$ -	\$ 153,806.93	\$ 153,806.93
Equity			
Retained Earnings	82,495.59	-	82,495.59
Total: Equity	\$ 82,495.59	\$ -	\$ 82,495.59
Net Income Gain/Loss	-	1,252.02	1,252.02
Net Income Gain/Loss	14,280.77	-	14,280.77
Total: Liabilities & Equity	\$ 96,776.36	\$ 155,058.95	\$ 251,835.31

Income Statement - Operating
 Cypress Pines Property Owners Association, Inc
 10/31/2024

Date: 11/11/2024
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4010-00 Maintenance Fees	\$-	\$7,236.00	(\$7,236.00)	\$85,932.04	\$72,360.00	\$13,572.04	\$86,832.00
4020-00 Late & Interest Income	-	-	-	602.12	-	602.12	-
Total Income	\$-	\$7,236.00	(\$7,236.00)	\$86,534.16	\$72,360.00	\$14,174.16	\$86,832.00
Reserve Funding							
4145-00 Reserve Transfer	(2,345.92)	(2,345.92)	-	(23,459.20)	(23,459.20)	-	(28,151.00)
Total Reserve Funding	(\$2,345.92)	(\$2,345.92)	\$-	(\$23,459.20)	(\$23,459.20)	\$0.00	(\$28,151.00)
Total OPERATING INCOME	(\$2,345.92)	\$4,890.08	(\$7,236.00)	\$63,074.96	\$48,900.80	\$14,174.16	\$58,681.00
OPERATING EXPENSE							
Utilities							
5100-00 Electric	609.14	541.67	(67.47)	5,801.07	5,416.70	(384.37)	6,500.00
Total Utilities	\$609.14	\$541.67	(\$67.47)	\$5,801.07	\$5,416.70	(\$384.37)	\$6,500.00
Maintenance							
6000-00 Streets and Maintenance	320.00	41.67	(278.33)	645.00	416.70	(228.30)	500.00
6100-00 Fountain Maintenance	-	55.00	55.00	-	550.00	550.00	660.00
Total Maintenance	\$320.00	\$96.67	(\$223.33)	\$645.00	\$966.70	\$321.70	\$1,160.00
Drainage Maintenance							
6300-00 Drainage Maintenance	-	666.67	666.67	6,545.00	6,666.70	121.70	8,000.00
Total Drainage Maintenance	\$-	\$666.67	\$666.67	\$6,545.00	\$6,666.70	\$121.70	\$8,000.00
Administrative							
7010-00 Management Fees	2,010.00	2,010.00	-	20,100.00	20,100.00	-	24,120.00
7100-00 Legal	998.00	833.33	(164.67)	8,682.00	8,333.30	(348.70)	10,000.00
7120-00 Tax Preparation	-	14.58	14.58	175.00	145.80	(29.20)	175.00
7130-00 Social Committee	-	100.00	100.00	125.92	1,000.00	874.08	1,200.00
7200-00 Insurance Director & Officer	-	166.67	166.67	3,717.71	1,666.70	(2,051.01)	2,000.00
7210-00 Insurance - Liability Insurance	-	133.33	133.33	1,544.64	1,333.30	(211.34)	1,600.00
7220-00 Insurance - Umbrella	-	20.83	20.83	252.75	208.30	(44.45)	250.00
7300-00 Office Expenses	252.79	235.42	(17.37)	1,152.85	2,354.20	1,201.35	2,825.00
7400-00 Licenses / Fees	-	5.17	5.17	61.25	51.70	(9.55)	62.00
7440-00 Bank Service Charge	-	-	-	(9.00)	-	9.00	-
7500-00 Bad Debt Expense	-	31.50	31.50	-	315.00	315.00	378.00
Total Administrative	\$3,260.79	\$3,550.83	\$290.04	\$35,803.12	\$35,508.30	(\$294.82)	\$42,610.00
Other Expenses							
8000-00 Mail House Real Estate Taxes	-	33.33	33.33	-	333.30	333.30	400.00
8100-00 Mail House Lease	-	0.92	0.92	-	9.20	9.20	11.00
Total Other Expenses	\$-	\$34.25	\$34.25	\$-	\$342.50	\$342.50	\$411.00
Total OPERATING EXPENSE	\$4,189.93	\$4,890.09	\$700.16	\$48,794.19	\$48,900.90	\$106.71	\$58,681.00
Net Income:	(\$6,535.85)	(\$0.01)	(\$6,535.84)	\$14,280.77	(\$0.10)	\$14,280.87	\$0.00

Income Statement - Reserve
 Cypress Pines Property Owners Association, Inc
 10/31/2024

Date: 11/11/2024
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Reserve Funding							
4005-00 Reserve Fees	\$-	\$-	\$-	\$10,342.50	\$-	\$10,342.50	\$-
Total Reserve Funding	\$-	\$-	\$-	\$10,342.50	\$-	\$10,342.50	\$-
Interest Income							
4250-00 Interest Income Reserve	-	-	-	1,252.02	-	1,252.02	-
Total Interest Income	\$-	\$-	\$-	\$1,252.02	\$-	\$1,252.02	\$-
Total RESERVE INCOME	\$0.00	\$-	\$-	\$11,594.52	\$-	\$11,594.52	\$-
RESERVE EXPENSE							
Reserves							
9920-00 Transfer to Drainage Reserve	-	-	-	10,342.50	-	(10,342.50)	-
Total Reserves	\$-	\$-	\$-	\$10,342.50	\$-	(\$10,342.50)	\$-
Total RESERVE EXPENSE	\$0.00	\$-	\$-	\$10,342.50	\$-	(\$10,342.50)	\$-
Net Reserve:	\$0.00	\$0.00	\$-	\$1,252.02	\$0.00	\$1,252.02	\$0.00