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10/02/26

Accrual Basis

## Cypress Pines Property Owners Association Inc

## Balance Sheet

As of September 30, 2026

|                                       | Sep 30, 26        |
|---------------------------------------|-------------------|
| <b>ASSETS</b>                         |                   |
| Current Assets                        |                   |
| Checking/Savings                      |                   |
| Operating Bank Accounts               |                   |
| Petty Cash                            | 180.00            |
| Truist - OP Account                   | 12,741.01         |
| VNB OP                                | -201.96           |
| Total Operating Bank Accounts         | 12,719.05         |
| Reserve Bank Accounts                 |                   |
| Truist - RES/MM Account               | 209,214.37        |
| Total Reserve Bank Accounts           | 209,214.37        |
| Total Checking/Savings                | 221,933.42        |
| Accounts Receivable                   |                   |
| Accounts Receivables                  | 12,127.89         |
| Total Accounts Receivable             | 12,127.89         |
| Total Current Assets                  | 234,061.31        |
| <b>TOTAL ASSETS</b>                   | <b>234,061.31</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                   |
| Liabilities                           |                   |
| Long Term Liabilities                 |                   |
| Reserve Liability                     |                   |
| Drainage                              | 30,383.38         |
| Reserve Interest                      | 4,612.52          |
| Road Paving                           | 154,063.49        |
| Road Sealing                          | 20,154.98         |
| Total Reserve Liability               | 209,214.37        |
| Total Long Term Liabilities           | 209,214.37        |
| Total Liabilities                     | 209,214.37        |
| Equity                                |                   |
| Fund Balance                          | 55,903.06         |
| Net Income                            | -31,056.12        |
| Total Equity                          | 24,846.94         |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>234,061.31</b> |

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**Cypress Pines Property Owners Association Inc**  
**Profit & Loss Budget vs. Actual**  
**January through September 2026**

|                               | Jan - Sep 26 | Budget    | \$ Over Budget |
|-------------------------------|--------------|-----------|----------------|
| Ordinary Income/Expense       |              |           |                |
| Income                        |              |           |                |
| Application                   | 1,100.00     |           |                |
| Late Fees                     | 575.00       |           |                |
| Maintenance Fees OP           | 49,844.00    | 50,094.00 | -250.00        |
| Maintenance Fees RES          | 36,556.00    | 36,737.53 | -181.53        |
| Operating Interest            | 5.33         |           |                |
| Owner Interest                | 1,026.38     |           |                |
| Reserve Interest              | 4,612.52     |           |                |
| Violation Fines               | 180.00       |           |                |
| Total Income                  | 93,899.23    | 86,831.53 | 7,067.70       |
| Gross Profit                  | 93,899.23    | 86,831.53 | 7,067.70       |
| Expense                       |              |           |                |
| Administrative Expenses       |              |           |                |
| Bad Debt                      | 0.00         | 500.00    | -500.00        |
| Licenses and Fees             | 146.25       | 61.00     | 85.25          |
| Management Fees               | 10,800.00    | 14,400.00 | -3,600.00      |
| Office Expense                | 6,895.85     | 3,196.00  | 3,699.85       |
| Website                       | 0.00         | 100.00    | -100.00        |
| Total Administrative Expenses | 17,842.10    | 18,257.00 | -414.90        |
| Insurance Expense             |              |           |                |
| D/O Liability                 | 2,151.30     | 2,000.00  | 151.30         |
| Fidelity Bond                 | 0.00         | 800.00    | -800.00        |
| General Liability Insurance   | 1,870.52     | 1,500.00  | 370.52         |
| Property                      | 0.00         | 1,750.00  | -1,750.00      |
| Total Insurance Expense       | 4,021.82     | 6,050.00  | -2,028.18      |
| Mail House Lease              | 0.00         | 12.00     | -12.00         |
| Mail House Taxes              | 0.00         | 400.00    | -400.00        |
| Maintenance Expenses          |              |           |                |
| Streets & Maintenance         | 3,337.06     | 1,000.00  | 2,337.06       |
| Total Maintenance Expenses    | 3,337.06     | 1,000.00  | 2,337.06       |
| Professional Services         |              |           |                |
| Accounting/Tax Prep           | 290.00       | 175.00    | 115.00         |
| de la Parte/Bowman/Forgey     | 50,178.14    | 5,000.00  | 45,178.14      |
| Legal Fees                    | 1,467.67     | 10,000.00 | -8,532.33      |
| Total Professional Services   | 51,935.81    | 15,175.00 | 36,760.81      |
| Reserve Transfer              | 41,444.52    | 36,737.53 | 4,706.99       |
| Social Committee              | 300.35       | 1,200.00  | -899.65        |
| Utilities                     |              |           |                |
| Electric                      | 6,073.69     | 8,000.00  | -1,926.31      |
| Total Utilities               | 6,073.69     | 8,000.00  | -1,926.31      |
| Total Expense                 | 124,955.35   | 86,831.53 | 38,123.82      |
| Net Ordinary Income           | -31,056.12   | 0.00      | -31,056.12     |
| Net Income                    | -31,056.12   | 0.00      | -31,056.12     |