

Financial Report Package

March 2025

Prepared for

Cypress Pines Property Owners Association, Inc

By

SWFL CAM SERVICES

	Operating	Reserve	Total
Assets			
Cash			
VNB OP	\$ 127,487.12	\$ -	\$ 127,487.12
Petty Cash - Social Committee	180.00	-	180.00
Total: Cash	\$ 127,667.12	\$ -	\$ 127,667.12
Reserves			
VNB RESERVE	-	122,231.29	122,231.29
Total: Reserves	\$ -	\$ 122,231.29	\$ 122,231.29
Total: Assets	\$ 127,667.12	\$ 122,231.29	\$ 249,898.41
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	-	100,649.00	100,649.00
Reserves - Interest	-	2,426.03	2,426.03
Total: Reserve Accounts	\$ -	\$ 122,231.29	\$ 122,231.29
Equity			
Retained Earnings	84,544.31	-	84,544.31
Total: Equity	\$ 84,544.31	\$ -	\$ 84,544.31
Net Income Gain/Loss	43,122.81	-	43,122.81
Total: Liabilities & Equity	\$ 127,667.12	\$ 122,231.29	\$ 249,898.41

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4010-00 Maintenance Fees	\$8,694.12	\$7,236.00	\$1,458.12	\$64,616.12	\$21,708.00	\$42,908.12	\$86,832.00
Total Income	\$8,694.12	\$7,236.00	\$1,458.12	\$64,616.12	\$21,708.00	\$42,908.12	\$86,832.00
Reserve Funding							
4145-00 Reserve Transfer	-	(3,025.98)	3,025.98	-	(9,077.94)	9,077.94	(36,311.75)
Total Reserve Funding	\$-	(\$3,025.98)	\$3,025.98	\$-	(\$9,077.94)	\$9,077.94	(\$36,311.75)
Total OPERATING INCOME	\$8,694.12	\$4,210.02	\$4,484.10	\$64,616.12	\$12,630.06	\$51,986.06	\$50,520.25
OPERATING EXPENSE							
Utilities							
5100-00 Electric	609.01	600.00	(9.01)	1,829.59	1,800.00	(29.59)	7,200.00
Total Utilities	\$609.01	\$600.00	(\$9.01)	\$1,829.59	\$1,800.00	(\$29.59)	\$7,200.00
Maintenance							
6000-00 Streets and Maintenance	-	41.67	41.67	180.00	125.01	(54.99)	500.00
Total Maintenance	\$-	\$41.67	\$41.67	\$180.00	\$125.01	(\$54.99)	\$500.00
Administrative							
7010-00 Management Fees	2,010.00	2,010.00	-	6,030.00	6,030.00	-	24,120.00
7100-00 Legal	903.00	833.33	(69.67)	6,089.50	2,499.99	(3,589.51)	10,000.00
7130-00 Social Committee	-	50.00	50.00	421.17	150.00	(271.17)	600.00
7200-00 Insurance Director & Officer	-	208.33	208.33	-	624.99	624.99	2,500.00
7210-00 Insurance - Liability Insurance	2,151.30	166.67	(1,984.63)	3,587.52	500.01	(3,087.51)	2,000.00
7220-00 Insurance - Property	-	20.83	20.83	1,736.50	62.49	(1,674.01)	250.00
7300-00 Office Expenses	228.90	125.00	(103.90)	1,619.03	375.00	(1,244.03)	1,500.00
7400-00 Licenses / Fees	-	5.10	5.10	-	15.30	15.30	61.25
7435-00 Tax Preparation	-	16.67	16.67	-	50.01	50.01	200.00
Total Administrative	\$5,293.20	\$3,435.93	(\$1,857.27)	\$19,483.72	\$10,307.79	(\$9,175.93)	\$41,231.25
Total OPERATING EXPENSE	\$5,902.21	\$4,077.60	(\$1,824.61)	\$21,493.31	\$12,232.80	(\$9,260.51)	\$48,931.25
Net Income:	\$2,791.91	\$132.42	\$2,659.49	\$43,122.81	\$397.26	\$42,725.55	\$1,589.00

Description	Prior Balance	Contribution	Expenditure	Transfer	Interest	Ending Balance
VNB RESERVE	(\$123,231.29)	\$1,000.00	\$0.00	\$0.00	\$0.00	(\$122,231.29)
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	\$101,649.00	\$0.00	(\$1,000.00)	\$0.00	\$0.00	\$100,649.00
Reserves - Interest	\$2,426.03	\$0.00	\$0.00	\$0.00	\$0.00	\$2,426.03
	\$0.00	\$1,000.00	(\$1,000.00)	\$0.00	\$0.00	\$0.00