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Accrual Basis

Cypress Pines Property Owners Association Inc
Balance Sheet
As of August 31, 2026

	Aug 31, 26
ASSETS	
Current Assets	
Checking/Savings	
Operating Bank Accounts	
Petty Cash	180.00
Truist - OP Account	23,880.57
VNB OP	-201.96
Total Operating Bank Accounts	23,858.61
Reserve Bank Accounts	
Truist - RES/MM Account	208,656.28
Total Reserve Bank Accounts	208,656.28
Total Checking/Savings	232,514.89
Accounts Receivable	
Accounts Receivables	11,052.99
Total Accounts Receivable	11,052.99
Total Current Assets	243,567.88
TOTAL ASSETS	243,567.88
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Reserve Liability	
Drainage	30,383.38
Reserve Interest	4,054.43
Road Paving	154,063.49
Road Sealing	20,154.98
Total Reserve Liability	208,656.28
Total Long Term Liabilities	208,656.28
Total Liabilities	208,656.28
Equity	
Fund Balance	55,903.06
Net Income	-20,991.46
Total Equity	34,911.60
TOTAL LIABILITIES & EQUITY	243,567.88

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

	Jan - Aug 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Application	1,000.00		
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	5.18		
Owner Interest	1,014.02		
Reserve Interest	4,054.43		
Violation Fines	180.00		
Total Income	93,228.63	86,831.53	6,397.10
Gross Profit	93,228.63	86,831.53	6,397.10
Expense			
Administrative Expenses			
Bad Debt	0.00	500.00	-500.00
Licenses and Fees	61.25	61.00	0.25
Management Fees	9,600.00	14,400.00	-4,800.00
Office Expense	6,795.17	3,196.00	3,599.17
Website	0.00	100.00	-100.00
Total Administrative Expenses	16,456.42	18,257.00	-1,800.58
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	3,326.41	1,000.00	2,326.41
Total Maintenance Expenses	3,326.41	1,000.00	2,326.41
Professional Services			
Accounting/Tax Prep	290.00	175.00	115.00
Legal Fees	320.21	10,000.00	-9,679.79
Save Majestic/SFWMD	43,203.14	5,000.00	38,203.14
Total Professional Services	43,813.35	15,175.00	28,638.35
Reserve Transfer	40,886.43	36,737.53	4,148.90
Social Committee	300.35	1,200.00	-899.65
Utilities			
Electric	5,415.31	8,000.00	-2,584.69
Total Utilities	5,415.31	8,000.00	-2,584.69
Total Expense	114,220.09	86,831.53	27,388.56
Net Ordinary Income	-20,991.46	0.00	-20,991.46
Net Income	-20,991.46	0.00	-20,991.46