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Accrual Basis

Cypress Pines Property Owners Association Inc

Balance Sheet

As of June 30, 2026

	Jun 30, 26
ASSETS	
Current Assets	
Checking/Savings	
Operating Bank Accounts	
Petty Cash	180.00
Truist - OP Account	43,584.51
VNB OP	-201.96
Total Operating Bank Accounts	43,562.55
Reserve Bank Accounts	
Truist - RES/MM Account	196,310.94
Total Reserve Bank Accounts	196,310.94
Total Checking/Savings	239,873.49
Accounts Receivable	
Accounts Receivables	14,834.04
Total Accounts Receivable	14,834.04
Total Current Assets	254,707.53
TOTAL ASSETS	254,707.53
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Reserve Liability	
Drainage	30,383.38
Reserve Interest	2,912.74
Road Paving	142,859.84
Road Sealing	20,154.98
Total Reserve Liability	196,310.94
Total Long Term Liabilities	196,310.94
Total Liabilities	196,310.94
Equity	
Fund Balance	67,106.71
Net Income	-8,710.12
Total Equity	58,396.59
TOTAL LIABILITIES & EQUITY	254,707.53

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Accrual Basis

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

	Jan - Jun 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Application	700.00		
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	4.56		
Owner Interest	71.80		
Reserve Interest	2,912.74		
Violation Fines	1,000.00		
Total Income	91,664.10	86,831.53	4,832.57
Gross Profit	91,664.10	86,831.53	4,832.57
Expense			
Administrative Expenses			
Bad Debt	0.00	500.00	-500.00
Licenses and Fees	61.25	61.00	0.25
Management Fees	7,200.00	14,400.00	-7,200.00
Office Expense	6,619.33	3,196.00	3,423.33
Website	0.00	100.00	-100.00
Total Administrative Expenses	13,880.58	18,257.00	-4,376.42
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	2,611.41	1,000.00	1,611.41
Total Maintenance Expenses	2,611.41	1,000.00	1,611.41
Professional Services			
Accounting/Tax Prep	290.00	175.00	115.00
Legal Fees	30,156.03	10,000.00	20,156.03
Save Majestic/SFWMD	5,310.00	5,000.00	310.00
Total Professional Services	35,756.03	15,175.00	20,581.03
Reserve Transfer	39,744.74	36,737.53	3,007.21
Social Committee	266.40	1,200.00	-933.60
Utilities			
Electric	4,093.24	8,000.00	-3,906.76
Total Utilities	4,093.24	8,000.00	-3,906.76
Total Expense	100,374.22	86,831.53	13,542.69
Net Ordinary Income	-8,710.12	0.00	-8,710.12
Net Income	-8,710.12	0.00	-8,710.12