

Cypress Pines Property Owners Association Inc

Balance Sheet

As of May 31, 2026

06/01/26

Accrual Basis

	May 31, 26
ASSETS	
Current Assets	
Checking/Savings	
Operating Bank Accounts	
Petty Cash	180.00
Truist - OP Account	68,836.98
VNB OP	-201.96
Total Operating Bank Accounts	68,815.02
Reserve Bank Accounts	
Truist - RES/MM Account	195,787.27
Total Reserve Bank Accounts	195,787.27
Total Checking/Savings	264,602.29
Accounts Receivable	
Accounts Receivables	14,297.52
Total Accounts Receivable	14,297.52
Total Current Assets	278,899.81
TOTAL ASSETS	278,899.81
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Reserve Liability	
Drainage	30,383.38
Reserve Interest	2,389.07
Road Paving	142,859.84
Road Sealing	20,154.98
Total Reserve Liability	195,787.27
Total Long Term Liabilities	195,787.27
Total Liabilities	195,787.27
Equity	
Fund Balance	67,106.71
Net Income	16,005.83
Total Equity	83,112.54
TOTAL LIABILITIES & EQUITY	278,899.81

Cypress Pines Property Owners Association Inc

Profit & Loss Budget vs. Actual

January through May 2026

06/01/26

Accrual Basis

	Jan - May 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Application	600.00		
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	4.01		
Owner Interest	71.80		
Reserve Interest	2,389.07		
Total Income	90,039.88	86,831.53	3,208.35
Gross Profit	90,039.88	86,831.53	3,208.35
Expense			
Administrative Expenses			
Bad Debt	0.00	500.00	-500.00
Licenses and Fees	61.25	61.00	0.25
Management Fees	6,000.00	14,400.00	-8,400.00
Office Expense	6,458.07	3,196.00	3,262.07
Website	0.00	100.00	-100.00
Total Administrative Expenses	12,519.32	18,257.00	-5,737.68
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	2,386.41	1,000.00	1,386.41
Total Maintenance Expenses	2,386.41	1,000.00	1,386.41
Professional Services			
Accounting/Tax Prep	290.00	175.00	115.00
Legal Fees	9,136.50	10,000.00	-863.50
Save Majestic/SFWMD	2,790.00	5,000.00	-2,210.00
Total Professional Services	12,216.50	15,175.00	-2,958.50
Reserve Transfer	39,221.07	36,737.53	2,483.54
Social Committee	257.08	1,200.00	-942.92
Utilities			
Electric	3,411.85	8,000.00	-4,588.15
Total Utilities	3,411.85	8,000.00	-4,588.15
Total Expense	74,034.05	86,831.53	-12,797.48
Net Ordinary Income	16,005.83	0.00	16,005.83
Net Income	16,005.83	0.00	16,005.83