

**Balance Sheet**

Cypress Pines Property Owners Association, Inc  
End Date: 06/30/2024

Date: 7/11/2024  
Time: 8:56 pm  
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	Operating	Reserve	Total
<b>Assets</b>			
<b>Cash</b>			
VNB OP	\$ 90,360.35	\$ -	\$ 90,360.35
Petty Cash - Social Committee	180.00	-	180.00
Due from Reserves	28,576.97	-	28,576.97
<b>Total: Cash</b>	<b>\$ 119,117.32</b>	<b>\$ -</b>	<b>\$ 119,117.32</b>
<b>Reserves</b>			
VNB RESERVE	-	174,252.24	174,252.24
Achieva MM - 1850616S74	-	1.00	1.00
Due to Operating	-	(28,576.97)	(28,576.97)
<b>Total: Reserves</b>	<b>\$ -</b>	<b>\$ 145,676.27</b>	<b>\$ 145,676.27</b>
<b>Total: Assets</b>	<b>\$ 119,117.32</b>	<b>\$ 145,676.27</b>	<b>\$ 264,793.59</b>
<b>Liabilities &amp; Equity</b>			
<b>Reserve Accounts</b>			
Def Maint & Cap Exp - Drainage Reserve	-	23,311.24	23,311.24
Def Maint & Cap Exp - Road Sealing Reserve	-	4,300.00	4,300.00
Def Maint & Cap Exp - Roads Reserve	-	115,638.00	115,638.00
Reserves - Interest	-	1,175.01	1,175.01
<b>Total: Reserve Accounts</b>	<b>\$ -</b>	<b>\$ 144,424.25</b>	<b>\$ 144,424.25</b>
<b>Equity</b>			
Retained Earnings	82,495.59	-	82,495.59
<b>Total: Equity</b>	<b>\$ 82,495.59</b>	<b>\$ -</b>	<b>\$ 82,495.59</b>
Net Income Gain/Loss	-	1,252.02	1,252.02
Net Income Gain/Loss	36,621.73	-	36,621.73
<b>Total: Liabilities &amp; Equity</b>	<b>\$ 119,117.32</b>	<b>\$ 145,676.27</b>	<b>\$ 264,793.59</b>

**Income Statement - Operating**

Cypress Pines Property Owners Association, Inc

06/30/2024

Date: 7/11/2024

Time: 8:56 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>Income</b>							
4010-00 Maintenance Fees	\$432.00	\$7,236.00	(\$6,804.00)	\$85,500.04	\$43,416.00	\$42,084.04	\$86,832.00
4020-00 Late & Interest Income	31.48	-	31.48	570.64	-	570.64	-
<b>Total Income</b>	<b>\$463.48</b>	<b>\$7,236.00</b>	<b>(\$6,772.52)</b>	<b>\$86,070.68</b>	<b>\$43,416.00</b>	<b>\$42,654.68</b>	<b>\$86,832.00</b>
<b>Reserve Funding</b>							
4145-00 Reserve Transfer	(2,345.92)	(2,345.92)	-	(14,075.52)	(14,075.52)	-	(28,151.00)
<b>Total Reserve Funding</b>	<b>(\$2,345.92)</b>	<b>(\$2,345.92)</b>	<b>\$-</b>	<b>(\$14,075.52)</b>	<b>(\$14,075.52)</b>	<b>\$0.00</b>	<b>(\$28,151.00)</b>
<b>Total OPERATING INCOME</b>	<b>(\$1,882.44)</b>	<b>\$4,890.08</b>	<b>(\$6,772.52)</b>	<b>\$71,995.16</b>	<b>\$29,340.48</b>	<b>\$42,654.68</b>	<b>\$58,681.00</b>
<b>OPERATING EXPENSE</b>							
<b>Utilities</b>							
5100-00 Electric	586.78	541.67	(45.11)	3,368.29	3,250.02	(118.27)	6,500.00
<b>Total Utilities</b>	<b>\$586.78</b>	<b>\$541.67</b>	<b>(\$45.11)</b>	<b>\$3,368.29</b>	<b>\$3,250.02</b>	<b>(\$118.27)</b>	<b>\$6,500.00</b>
<b>Maintenance</b>							
6000-00 Streets and Maintenance	225.00	41.67	(183.33)	325.00	250.02	(74.98)	500.00
6100-00 Fountain Maintenance	-	55.00	55.00	-	330.00	330.00	660.00
<b>Total Maintenance</b>	<b>\$225.00</b>	<b>\$96.67</b>	<b>(\$128.33)</b>	<b>\$325.00</b>	<b>\$580.02</b>	<b>\$255.02</b>	<b>\$1,160.00</b>
63-6300-00 Drainage Maintenance	-	666.67	666.67	6,545.00	4,000.02	(2,544.98)	8,000.00
<b>Administrative</b>							
7010-00 Management Fees	2,010.00	2,010.00	-	12,060.00	12,060.00	-	24,120.00
7100-00 Legal	6,555.50	833.33	(5,722.17)	6,555.50	4,999.98	(1,555.52)	10,000.00
7120-00 Tax Preparation	-	14.58	14.58	175.00	87.48	(87.52)	175.00
7130-00 Social Committee	-	100.00	100.00	125.92	600.00	474.08	1,200.00
7200-00 Insurance Director & Officer	-	166.67	166.67	3,717.71	1,000.02	(2,717.69)	2,000.00
7210-00 Insurance - Liability Insurance	-	133.33	133.33	1,544.64	799.98	(744.66)	1,600.00
7220-00 Insurance - Umbrella	-	20.83	20.83	252.75	124.98	(127.77)	250.00
7300-00 Office Expenses	32.71	235.42	202.71	651.37	1,412.52	761.15	2,825.00
7310-00 Website	(20.00)	-	20.00	-	-	-	-
7400-00 Licenses / Fees	-	5.17	5.17	61.25	31.02	(30.23)	62.00
7440-00 Bank Service Charge	-	-	-	(9.00)	-	9.00	-
7500-00 Bad Debt Expense	-	31.50	31.50	-	189.00	189.00	378.00
<b>Total Administrative</b>	<b>\$8,578.21</b>	<b>\$3,550.83</b>	<b>(\$5,027.38)</b>	<b>\$25,135.14</b>	<b>\$21,304.98</b>	<b>(\$3,830.16)</b>	<b>\$42,610.00</b>
<b>Other Expenses</b>							
8000-00 Mail House Real Estate Taxes	-	33.33	33.33	-	199.98	199.98	400.00
8100-00 Mail House Lease	-	0.92	0.92	-	5.52	5.52	11.00
<b>Total Other Expenses</b>	<b>\$-</b>	<b>\$34.25</b>	<b>\$34.25</b>	<b>\$-</b>	<b>\$205.50</b>	<b>\$205.50</b>	<b>\$411.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$9,389.99</b>	<b>\$4,890.09</b>	<b>(\$4,499.90)</b>	<b>\$35,373.43</b>	<b>\$29,340.54</b>	<b>(\$6,032.89)</b>	<b>\$58,681.00</b>
<b>Net Income:</b>	<b>(\$11,272.43)</b>	<b>(\$0.01)</b>	<b>(\$11,272.42)</b>	<b>\$36,621.73</b>	<b>(\$0.06)</b>	<b>\$36,621.79</b>	<b>\$0.00</b>

**Income Statement - Reserve**

Cypress Pines Property Owners Association, Inc

06/30/2024

Date: 7/11/2024

Time: 8:56 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>RESERVE INCOME</b>							
<b>Reserve Funding</b>							
4005-00 Reserve Fees	\$-	\$-	\$-	\$10,342.50	\$-	\$10,342.50	\$-
<b>Total Reserve Funding</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$10,342.50</b>	<b>\$-</b>	<b>\$10,342.50</b>	<b>\$-</b>
<b>Interest Income</b>							
4250-00 Interest Income Reserve	-	-	-	1,252.02	-	1,252.02	-
<b>Total Interest Income</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$1,252.02</b>	<b>\$-</b>	<b>\$1,252.02</b>	<b>\$-</b>
<b>Total RESERVE INCOME</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$11,594.52</b>	<b>\$-</b>	<b>\$11,594.52</b>	<b>\$-</b>
<b>RESERVE EXPENSE</b>							
<b>Reserves</b>							
9920-00 Transfer to Drainage Reserve	-	-	-	10,342.50	-	(10,342.50)	-
<b>Total Reserves</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$10,342.50</b>	<b>\$-</b>	<b>(\$10,342.50)</b>	<b>\$-</b>
<b>Total RESERVE EXPENSE</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$10,342.50</b>	<b>\$-</b>	<b>(\$10,342.50)</b>	<b>\$-</b>
<b>Net Reserve:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$1,252.02</b>	<b>\$0.00</b>	<b>\$1,252.02</b>	<b>\$0.00</b>