

Financial Report Package

July 2025

Prepared for

Cypress Pines Property Owners Association, Inc

By

SWFL CAM SERVICES

	Operating	Reserve	Total
Assets			
Cash			
VNB OP	\$ 91,712.41	\$ -	\$ 91,712.41
Petty Cash - Social Committee	180.00	-	180.00
Total: Cash	\$ 91,892.41	\$ -	\$ 91,892.41
Reserves			
VNB RESERVE	-	148,903.79	148,903.79
Total: Reserves	\$ -	\$ 148,903.79	\$ 148,903.79
Total: Assets	\$ 91,892.41	\$ 148,903.79	\$ 240,796.20
Liabilities & Equity			
Reserve Accounts			
Def Maint & Cap Exp - Drainage Reserve	-	14,856.26	14,856.26
Def Maint & Cap Exp - Road Sealing Reserve	-	7,298.32	7,298.32
Def Maint & Cap Exp - Roads Reserve	-	118,832.54	118,832.54
Reserves - Interest	-	2,426.03	2,426.03
Total: Reserve Accounts	\$ -	\$ 143,413.15	\$ 143,413.15
Equity			
Retained Earnings	84,544.31	-	84,544.31
Total: Equity	\$ 84,544.31	\$ -	\$ 84,544.31
Net Income Gain/Loss	-	5,490.64	5,490.64
Net Income Gain/Loss	7,348.10	-	7,348.10
Total: Liabilities & Equity	\$ 91,892.41	\$ 148,903.79	\$ 240,796.20

Income Statement - Operating			
Cypress Pines Property Owners Association, Inc			
07/01/2025 to 07/31/2025			

Date:	8/10/2025
Time:	4:33 pm
Page:	1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4010-00 Maintenance Fees	\$864.00	\$7,236.00	(\$6,372.00)	\$78,871.28	\$50,652.00	\$28,219.28	\$86,832.00
4600-00 Bank Interest - Oper Account	0.91	-	0.91	1.03	-	1.03	-
Total Income	\$864.91	\$7,236.00	(\$6,371.09)	\$78,872.31	\$50,652.00	\$28,220.31	\$86,832.00
Reserve Funding							
4145-00 Reserve Transfer	(3,025.98)	(3,025.98)	-	(21,181.86)	(21,181.86)	-	(36,311.75)
Total Reserve Funding	(\$3,025.98)	(\$3,025.98)	\$-	(\$21,181.86)	(\$21,181.86)	\$0.00	(\$36,311.75)
Total OPERATING INCOME	(\$2,161.07)	\$4,210.02	(\$6,371.09)	\$57,690.45	\$29,470.14	\$28,220.31	\$50,520.25
OPERATING EXPENSE							
Utilities							
5100-00 Electric	617.31	600.00	(17.31)	4,286.76	4,200.00	(86.76)	7,200.00
Total Utilities	\$617.31	\$600.00	(\$17.31)	\$4,286.76	\$4,200.00	(\$86.76)	\$7,200.00
Maintenance							
6000-00 Streets and Maintenance	-	41.67	41.67	360.00	291.69	(68.31)	500.00
Total Maintenance	\$-	\$41.67	\$41.67	\$360.00	\$291.69	(\$68.31)	\$500.00
Administrative							
7010-00 Management Fees	2,010.00	2,010.00	-	14,070.00	14,070.00	-	24,120.00
7100-00 Legal	2,149.50	833.33	(1,316.17)	22,760.50	5,833.31	(16,927.19)	10,000.00
7130-00 Social Committee	-	50.00	50.00	421.17	350.00	(71.17)	600.00
7200-00 Insurance Director & Officer	-	208.33	208.33	2,151.30	1,458.31	(692.99)	2,500.00
7210-00 Insurance - Liability Insurance	-	166.67	166.67	1,631.22	1,166.69	(464.53)	2,000.00
7220-00 Insurance - Property	-	20.83	20.83	1,736.50	145.81	(1,590.69)	250.00
7300-00 Office Expenses	661.59	125.00	(536.59)	2,623.65	875.00	(1,748.65)	1,500.00
7310-00 Website	-	-	-	65.00	-	(65.00)	-
7400-00 Licenses / Fees	-	5.10	5.10	-	35.70	35.70	61.25
7410-00 Corporate Filing	-	-	-	61.25	-	(61.25)	-
7435-00 Tax Preparation	-	16.67	16.67	175.00	116.69	(58.31)	200.00
Total Administrative	\$4,821.09	\$3,435.93	(\$1,385.16)	\$45,695.59	\$24,051.51	(\$21,644.08)	\$41,231.25
Total OPERATING EXPENSE	\$5,438.40	\$4,077.60	(\$1,360.80)	\$50,342.35	\$28,543.20	(\$21,799.15)	\$48,931.25
Net Income:	(\$7,599.47)	\$132.42	(\$7,731.89)	\$7,348.10	\$926.94	\$6,421.16	\$1,589.00

Description	Prior Balance	Contribution	Expenditure	Transfer	Interest	Ending Balance
VNB RESERVE	(\$140,396.40)	\$0.00	\$0.00	\$0.00	\$0.00	(\$148,903.79)
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	\$6,869.99	\$428.33	\$0.00	\$0.00	\$0.00	\$7,298.32
Def Maint & Cap Exp - Roads Reserve	\$116,234.89	\$2,597.65	\$0.00	\$0.00	\$0.00	\$118,832.54
Reserves - Interest	\$2,426.03	\$0.00	\$0.00	\$0.00	\$0.00	\$2,426.03
Interest Income Reserve	\$9.23	\$0.00	\$0.00	\$0.00	\$5,481.41	\$5,490.64
	\$0.00	\$3,025.98	\$0.00	\$0.00	\$5,481.41	\$0.00