

Cypress Pines Property Owners Association Inc

Balance Sheet

01/09/26

As of December 31, 2025

Accrual Basis

	Dec 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Operating Bank Accounts	
Petty Cash	180.00
Truist - OP Account	68,244.21
VNB OP	-201.96
Total Operating Bank Accounts	68,222.25
Reserve Bank Accounts	
Truist - RES/MM Account	156,566.20
Total Reserve Bank Accounts	156,566.20
Total Checking/Savings	224,788.45
Accounts Receivable	
Accounts Receivables	5,748.44
Total Accounts Receivable	5,748.44
Total Current Assets	230,536.89
TOTAL ASSETS	230,536.89
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Assessments	6,868.08
Total Other Current Liabilities	6,868.08
Total Current Liabilities	6,868.08
Long Term Liabilities	
Reserve Liability	
Drainage	14,856.26
Reserve Interest	9,527.12
Road Paving	124,027.84
Road Sealing	8,154.98
Total Reserve Liability	156,566.20
Total Long Term Liabilities	156,566.20
Total Liabilities	163,434.28
Equity	
Fund Balance	84,683.86
Net Income	-17,581.25
Total Equity	67,102.61
TOTAL LIABILITIES & EQUITY	230,536.89

Cypress Pines Property Owners Association Inc

Profit & Loss Budget vs. Actual

January through December 2025

01/09/26

Accrual Basis

	Jan - Dec 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Application	250.00		
Maintenance Fees OP	79,232.80	86,832.00	-7,599.20
Operating Interest	3.46		
Owner Interest	-75.92		
Reserve Interest	7,101.09		
Violation Fines	700.00		
Total Income	87,211.43	86,832.00	379.43
Gross Profit	87,211.43	86,832.00	379.43
Expense			
Administrative Expenses			
Bad Debt	0.00	378.00	-378.00
Bank Service Charges	0.00		
Licenses and Fees	61.25	61.25	0.00
Management Fees	21,690.00	24,120.00	-2,430.00
Office Expense	4,496.81	1,500.00	2,996.81
Total Administrative Expenses	26,248.06	26,059.25	188.81
Insurance Expense			
D/O Liability	2,151.30	2,500.00	-348.70
Fidelity Bond	0.00	800.00	-800.00
General Liability Insurance	1,631.22	2,000.00	-368.78
Umbrella	1,736.50	250.00	1,486.50
Total Insurance Expense	5,519.02	5,550.00	-30.98
Mail House Lease	0.00	11.00	-11.00
Mail House Taxes	0.00	400.00	-400.00
Maintenance Expenses			
Drainage Maintenance	0.00	0.00	0.00
Streets & Maintenance	2,381.02	500.00	1,881.02
Total Maintenance Expenses	2,381.02	500.00	1,881.02
Professional Services			
Accounting/Tax Prep	175.00	200.00	-25.00
Legal Fees	33,089.00	10,000.00	23,089.00
Total Professional Services	33,264.00	10,200.00	23,064.00
Reserve Transfer	28,537.66	36,311.75	-7,774.09
Social Committee	1,407.01	600.00	807.01
Utilities			
Electric	7,435.91	7,200.00	235.91
Total Utilities	7,435.91	7,200.00	235.91
Total Expense	104,792.68	86,832.00	17,960.68
Net Ordinary Income	-17,581.25	0.00	-17,581.25
Net Income	-17,581.25	0.00	-17,581.25