

Financial Report Package

August 2025

Prepared for

Cypress Pines Property Owners Association, Inc

By

SWFL CAM SERVICES

	Operating	Reserve	Total
Assets			
Cash			
VNB OP	\$ 76,812.35	\$ -	\$ 76,812.35
Petty Cash - Social Committee	180.00	-	180.00
Total: Cash	\$ 76,992.35	\$ -	\$ 76,992.35
Reserves			
VNB RESERVE	-	152,236.38	152,236.38
Total: Reserves	\$ -	\$ 152,236.38	\$ 152,236.38
Total: Assets	\$ 76,992.35	\$ 152,236.38	\$ 229,228.73
Liabilities & Equity			
Reserve Accounts			
Def Maint & Cap Exp - Drainage Reserve	-	14,856.26	14,856.26
Def Maint & Cap Exp - Road Sealing Reserve	-	7,726.65	7,726.65
Def Maint & Cap Exp - Roads Reserve	-	121,430.19	121,430.19
Reserves - Interest	-	2,426.03	2,426.03
Total: Reserve Accounts	\$ -	\$ 146,439.13	\$ 146,439.13
Equity			
Retained Earnings	84,544.31	-	84,544.31
Total: Equity	\$ 84,544.31	\$ -	\$ 84,544.31
Net Income Gain/Loss	-	5,797.25	5,797.25
Net Income Gain/Loss	(7,551.96)	-	(7,551.96)
Total: Liabilities & Equity	\$ 76,992.35	\$ 152,236.38	\$ 229,228.73

Income Statement - Operating			
Cypress Pines Property Owners Association, Inc			
08/01/2025 to 08/31/2025			

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4010-00 Maintenance Fees	\$1,194.04	\$7,236.00	(\$6,041.96)	\$80,065.32	\$57,888.00	\$22,177.32	\$86,832.00
4020-00 Late & Interest Income	6.48	-	6.48	6.48	-	6.48	-
4600-00 Bank Interest - Oper Account	0.82	-	0.82	1.85	-	1.85	-
Total Income	\$1,201.34	\$7,236.00	(\$6,034.66)	\$80,073.65	\$57,888.00	\$22,185.65	\$86,832.00
Reserve Funding							
4145-00 Reserve Transfer	(3,025.98)	(3,025.98)	-	(24,207.84)	(24,207.84)	-	(36,311.75)
Total Reserve Funding	(\$3,025.98)	(\$3,025.98)	\$-	(\$24,207.84)	(\$24,207.84)	\$0.00	(\$36,311.75)
Total OPERATING INCOME	(\$1,824.64)	\$4,210.02	(\$6,034.66)	\$55,865.81	\$33,680.16	\$22,185.65	\$50,520.25
OPERATING EXPENSE							
Utilities							
5100-00 Electric	618.54	600.00	(18.54)	4,905.30	4,800.00	(105.30)	7,200.00
Total Utilities	\$618.54	\$600.00	(\$18.54)	\$4,905.30	\$4,800.00	(\$105.30)	\$7,200.00
Maintenance							
6000-00 Streets and Maintenance	339.90	41.67	(298.23)	699.90	333.36	(366.54)	500.00
Total Maintenance	\$339.90	\$41.67	(\$298.23)	\$699.90	\$333.36	(\$366.54)	\$500.00
Administrative							
7010-00 Management Fees	2,010.00	2,010.00	-	16,080.00	16,080.00	-	24,120.00
7100-00 Legal	1,860.50	833.33	(1,027.17)	24,621.00	6,666.64	(17,954.36)	10,000.00
7105-00 Consultation Service	8,300.00	-	(8,300.00)	8,300.00	-	(8,300.00)	-
7130-00 Social Committee	-	50.00	50.00	421.17	400.00	(21.17)	600.00
7200-00 Insurance Director & Officer	-	208.33	208.33	2,151.30	1,666.64	(484.66)	2,500.00
7210-00 Insurance - Liability Insurance	-	166.67	166.67	1,631.22	1,333.36	(297.86)	2,000.00
7220-00 Insurance - Property	-	20.83	20.83	1,736.50	166.64	(1,569.86)	250.00
7300-00 Office Expenses	(53.52)	125.00	178.52	2,570.13	1,000.00	(1,570.13)	1,500.00
7310-00 Website	-	-	-	65.00	-	(65.00)	-
7400-00 Licenses / Fees	-	5.10	5.10	-	40.80	40.80	61.25
7410-00 Corporate Filing	-	-	-	61.25	-	(61.25)	-
7435-00 Tax Preparation	-	16.67	16.67	175.00	133.36	(41.64)	200.00
Total Administrative	\$12,116.98	\$3,435.93	(\$8,681.05)	\$57,812.57	\$27,487.44	(\$30,325.13)	\$41,231.25
Total OPERATING EXPENSE	\$13,075.42	\$4,077.60	(\$8,997.82)	\$63,417.77	\$32,620.80	(\$30,796.97)	\$48,931.25
Net Income:	(\$14,900.06)	\$132.42	(\$15,032.48)	(\$7,551.96)	\$1,059.36	(\$8,611.32)	\$1,589.00

