

Financial Report Package

April 2025

Prepared for

Cypress Pines Property Owners Association, Inc

By

SWFL CAM SERVICES

	Operating	Reserve	Total
Assets			
Cash			
VNB OP	\$ 130,769.45	\$ -	\$ 130,769.45
Petty Cash - Social Committee	180.00	-	180.00
Total: Cash	\$ 130,949.45	\$ -	\$ 130,949.45
Reserves			
VNB RESERVE	-	122,231.29	122,231.29
Total: Reserves	\$ -	\$ 122,231.29	\$ 122,231.29
Total: Assets	\$ 130,949.45	\$ 122,231.29	\$ 253,180.74
Liabilities & Equity			
Reserve Accounts			
Def Maint & Cap Exp - Drainage Reserve	-	14,856.26	14,856.26
Def Maint & Cap Exp - Road Sealing Reserve	-	4,300.00	4,300.00
Def Maint & Cap Exp - Roads Reserve	-	100,649.00	100,649.00
Reserves - Interest	-	2,426.03	2,426.03
Total: Reserve Accounts	\$ -	\$ 122,231.29	\$ 122,231.29
Equity			
Retained Earnings	84,544.31	-	84,544.31
Total: Equity	\$ 84,544.31	\$ -	\$ 84,544.31
Net Income Gain/Loss	46,405.14	-	46,405.14
Total: Liabilities & Equity	\$ 130,949.45	\$ 122,231.29	\$ 253,180.74

Income Statement - Operating			
Cypress Pines Property Owners Association, Inc			
04/30/2025			

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	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
Income							
4010-00 Maintenance Fees	\$8,607.68	\$7,236.00	\$1,371.68	\$73,223.80	\$28,944.00	\$44,279.80	\$86,832.00
Total Income	\$8,607.68	\$7,236.00	\$1,371.68	\$73,223.80	\$28,944.00	\$44,279.80	\$86,832.00
Reserve Funding							
4145-00 Reserve Transfer	-	(3,025.98)	3,025.98	-	(12,103.92)	12,103.92	(36,311.75)
Total Reserve Funding	\$-	(\$3,025.98)	\$3,025.98	\$-	(\$12,103.92)	\$12,103.92	(\$36,311.75)
Total OPERATING INCOME	\$8,607.68	\$4,210.02	\$4,397.66	\$73,223.80	\$16,840.08	\$56,383.72	\$50,520.25
OPERATING EXPENSE							
Utilities							
5100-00 Electric	612.17	600.00	(12.17)	2,441.76	2,400.00	(41.76)	7,200.00
Total Utilities	\$612.17	\$600.00	(\$12.17)	\$2,441.76	\$2,400.00	(\$41.76)	\$7,200.00
Maintenance							
6000-00 Streets and Maintenance	-	41.67	41.67	180.00	166.68	(13.32)	500.00
Total Maintenance	\$-	\$41.67	\$41.67	\$180.00	\$166.68	(\$13.32)	\$500.00
Administrative							
7010-00 Management Fees	2,010.00	2,010.00	-	8,040.00	8,040.00	-	24,120.00
7100-00 Legal	2,128.50	833.33	(1,295.17)	8,218.00	3,333.32	(4,884.68)	10,000.00
7130-00 Social Committee	-	50.00	50.00	421.17	200.00	(221.17)	600.00
7200-00 Insurance Director & Officer	-	208.33	208.33	-	833.32	833.32	2,500.00
7210-00 Insurance - Liability Insurance	195.00	166.67	(28.33)	3,782.52	666.68	(3,115.84)	2,000.00
7220-00 Insurance - Property	-	20.83	20.83	1,736.50	83.32	(1,653.18)	250.00
7300-00 Office Expenses	143.43	125.00	(18.43)	1,762.46	500.00	(1,262.46)	1,500.00
7400-00 Licenses / Fees	-	5.10	5.10	-	20.40	20.40	61.25
7410-00 Corporate Filing	61.25	-	(61.25)	61.25	-	(61.25)	-
7435-00 Tax Preparation	175.00	16.67	(158.33)	175.00	66.68	(108.32)	200.00
Total Administrative	\$4,713.18	\$3,435.93	(\$1,277.25)	\$24,196.90	\$13,743.72	(\$10,453.18)	\$41,231.25
Total OPERATING EXPENSE	\$5,325.35	\$4,077.60	(\$1,247.75)	\$26,818.66	\$16,310.40	(\$10,508.26)	\$48,931.25
Net Income:	\$3,282.33	\$132.42	\$3,149.91	\$46,405.14	\$529.68	\$45,875.46	\$1,589.00

Description	Prior Balance	Contribution	Expenditure	Transfer	Interest	Ending Balance
VNB RESERVE	(\$122,231.29)	\$0.00	\$0.00	\$0.00	\$0.00	(\$122,231.29)
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	\$4,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,300.00
Def Maint & Cap Exp - Roads Reserve	\$100,649.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,649.00
Reserves - Interest	\$2,426.03	\$0.00	\$0.00	\$0.00	\$0.00	\$2,426.03
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00