

**Cypress Pines Property Owners Association Inc**  
**Balance Sheet**  
As of February 28, 2026

	Feb 28, 26
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Bank Accounts	
Petty Cash	180.00
Truist - OP Account	87,563.07
VNB OP	-201.96
Total Operating Bank Accounts	87,541.11
Reserve Bank Accounts	
Truist - RES/MM Account	194,222.83
Total Reserve Bank Accounts	194,222.83
Total Checking/Savings	281,763.94
Accounts Receivable	
Accounts Receivables	15,665.00
Total Accounts Receivable	15,665.00
Total Current Assets	297,428.94
<b>TOTAL ASSETS</b>	<b>297,428.94</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Assessments	1,110.34
Total Other Current Liabilities	1,110.34
Total Current Liabilities	1,110.34
Long Term Liabilities	
Reserve Liability	
Drainage	30,383.38
Reserve Interest	824.63
Road Paving	142,859.84
Road Sealing	20,154.98
Total Reserve Liability	194,222.83
Total Long Term Liabilities	194,222.83
Total Liabilities	195,333.17
Equity	
Fund Balance	67,102.61
Net Income	34,993.16
Total Equity	102,095.77
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>297,428.94</b>

## Cypress Pines Property Owners Association Inc

03/04/26

## Profit &amp; Loss Budget vs. Actual

Accrual Basis

January through February 2026

	Jan - Feb 26	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Application	300.00		
Maintenance Fees OP	49,844.00	50,094.00	-250.00
Maintenance Fees RES	36,556.00	36,737.53	-181.53
Operating Interest	1.86		
Reserve Interest	824.63		
<b>Total Income</b>	<b>87,526.49</b>	<b>86,831.53</b>	<b>694.96</b>
<b>Gross Profit</b>	<b>87,526.49</b>	<b>86,831.53</b>	<b>694.96</b>
<b>Expense</b>			
<b>Administrative Expenses</b>			
Bad Debt	0.00	500.00	-500.00
Licenses and Fees	0.00	61.00	-61.00
Management Fees	2,400.00	14,400.00	-12,000.00
Office Expense	977.00	3,196.00	-2,219.00
Website	0.00	100.00	-100.00
<b>Total Administrative Expenses</b>	<b>3,377.00</b>	<b>18,257.00</b>	<b>-14,880.00</b>
<b>Insurance Expense</b>			
D/O Liability	2,151.30	2,000.00	151.30
Fidelity Bond	0.00	800.00	-800.00
General Liability Insurance	2,077.57	1,500.00	577.57
Property	0.00	1,750.00	-1,750.00
<b>Total Insurance Expense</b>	<b>4,228.87</b>	<b>6,050.00</b>	<b>-1,821.13</b>
Mail House Lease	0.00	12.00	-12.00
Mail House Taxes	0.00	400.00	-400.00
<b>Maintenance Expenses</b>			
Streets & Maintenance	983.69	1,000.00	-16.31
<b>Total Maintenance Expenses</b>	<b>983.69</b>	<b>1,000.00</b>	<b>-16.31</b>
<b>Professional Services</b>			
Accounting/Tax Prep	290.00	175.00	115.00
Legal Fees	4,108.64	10,000.00	-5,891.36
Save Majestic/SFWMD	270.00	5,000.00	-4,730.00
<b>Total Professional Services</b>	<b>4,668.64</b>	<b>15,175.00</b>	<b>-10,506.36</b>
Reserve Transfer	37,656.63	36,737.53	919.10
Social Committee	257.08	1,200.00	-942.92
<b>Utilities</b>			
Electric	1,361.42	8,000.00	-6,638.58
<b>Total Utilities</b>	<b>1,361.42</b>	<b>8,000.00</b>	<b>-6,638.58</b>
<b>Total Expense</b>	<b>52,533.33</b>	<b>86,831.53</b>	<b>-34,298.20</b>
<b>Net Ordinary Income</b>	<b>34,993.16</b>	<b>0.00</b>	<b>34,993.16</b>
<b>Net Income</b>	<b>34,993.16</b>	<b>0.00</b>	<b>34,993.16</b>