

Financial Report Package

January 2024

Prepared for

Cypress Pines Property Owners Association, Inc

By

SWFL CAM SERVICES

Balance Sheet

Cypress Pines Property Owners Association, Inc
End Date: 01/31/2024

Date: 2/19/2024
Time: 9:02 pm
Page: 1

	Operating	Reserve	Total
Assets			
Cash			
VNB OP	\$ 116,101.43	\$ -	\$ 116,101.43
Petty Cash - Social Committee	180.00	-	180.00
Total: Cash	\$ 116,281.43	\$ -	\$ 116,281.43
Reserves			
VNB RESERVE	-	22,585.92	22,585.92
Achieva MM - 1850616S74	-	66,405.12	66,405.12
Achieva CD 1.982% - 2/27/24	-	82,604.56	82,604.56
Due from Operating Acct	-	(28,546.97)	(28,546.97)
Total: Reserves	\$ -	\$ 143,048.63	\$ 143,048.63
Accounts Receivable			
Accounts Receivable	21,533.89	-	21,533.89
Total: Accounts Receivable	\$ 21,533.89	\$ -	\$ 21,533.89
Total: Assets	\$ 137,815.32	\$ 143,048.63	\$ 280,863.95
Liabilities & Equity			
Current Liabilities			
Deferred Income	79,596.00	-	79,596.00
Due to Reserve	(28,546.97)	-	(28,546.97)
Prepaid Owner Assessments	845.14	-	845.14
Total: Current Liabilities	\$ 51,894.17	\$ -	\$ 51,894.17
Reserve Accounts			
Def Maint & Cap Exp – Drainage Reserve	-	21,924.14	21,924.14
Def Maint & Cap Exp – Road Sealing Reserve	-	4,300.00	4,300.00
Def Maint & Cap Exp - Roads Reserve	-	115,638.00	115,638.00
Total: Reserve Accounts	\$ -	\$ 141,862.14	\$ 141,862.14
Equity			
Retained Earnings	82,495.59	-	82,495.59
Retained Earnings Reserves	-	1,186.49	1,186.49
Total: Equity	\$ 82,495.59	\$ 1,186.49	\$ 83,682.08
Net Income Gain/Loss	3,425.56	-	3,425.56
Total: Liabilities & Equity	\$ 137,815.32	\$ 143,048.63	\$ 280,863.95

Income Statement - Operating
 Cypress Pines Property Owners Association, Inc
 01/31/2024

Date: 2/19/2024
 Time: 9:02 pm
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4010-00 Maintenance Fees	\$8,491.38	\$7,236.00	\$1,255.38	\$8,491.38	\$7,236.00	\$1,255.38	\$86,832.00
4020-00 Late & Interest Income	202.04	-	202.04	202.04	-	202.04	-
Total Income	\$8,693.42	\$7,236.00	\$1,457.42	\$8,693.42	\$7,236.00	\$1,457.42	\$86,832.00
Reserve Funding							
4145-00 Reserve Transfer	(2,345.92)	(2,345.92)	-	(2,345.92)	(2,345.92)	-	(28,151.00)
Total Reserve Funding	(\$2,345.92)	(\$2,345.92)	\$-	(\$2,345.92)	(\$2,345.92)	\$0.00	(\$28,151.00)
Total OPERATING INCOME	\$6,347.50	\$4,890.08	\$1,457.42	\$6,347.50	\$4,890.08	\$1,457.42	\$58,681.00
OPERATING EXPENSE							
Utilities							
5100-00 Electric	436.81	541.67	104.86	436.81	541.67	104.86	6,500.00
Total Utilities	\$436.81	\$541.67	\$104.86	\$436.81	\$541.67	\$104.86	\$6,500.00
Maintenance							
6000-00 Streets and Maintenance	-	41.67	41.67	-	41.67	41.67	500.00
6100-00 Fountain Maintenance	-	55.00	55.00	-	55.00	55.00	660.00
Total Maintenance	\$-	\$96.67	\$96.67	\$-	\$96.67	\$96.67	\$1,160.00
63-6300-00 Drainage Maintenance	-	666.67	666.67	-	666.67	666.67	8,000.00
Administrative							
7010-00 Management Fees	2,010.00	2,010.00	-	2,010.00	2,010.00	-	24,120.00
7100-00 Legal	-	833.33	833.33	-	833.33	833.33	10,000.00
7120-00 Tax Preparation	-	14.58	14.58	-	14.58	14.58	175.00
7130-00 Social Committee	34.00	100.00	66.00	34.00	100.00	66.00	1,200.00
7200-00 Insurance Director & Officer	163.37	166.67	3.30	163.37	166.67	3.30	2,000.00
7210-00 Insurance - Liability Insurance	201.34	133.33	(68.01)	201.34	133.33	(68.01)	1,600.00
7220-00 Insurance - Umbrella	16.25	20.83	4.58	16.25	20.83	4.58	250.00
7300-00 Office Expenses	19.17	235.42	216.25	19.17	235.42	216.25	2,825.00
7310-00 Website	20.00	-	(20.00)	20.00	-	(20.00)	-
7400-00 Licenses / Fees	-	5.17	5.17	-	5.17	5.17	62.00
7440-00 Bank Service Charge	21.00	-	(21.00)	21.00	-	(21.00)	-
7500-00 Bad Debt Expense	-	31.50	31.50	-	31.50	31.50	378.00
Total Administrative	\$2,485.13	\$3,550.83	\$1,065.70	\$2,485.13	\$3,550.83	\$1,065.70	\$42,610.00
Other Expenses							
8000-00 Mail House Real Estate Taxes	-	33.33	33.33	-	33.33	33.33	400.00
8100-00 Mail House Lease	-	0.92	0.92	-	0.92	0.92	11.00
Total Other Expenses	\$-	\$34.25	\$34.25	\$-	\$34.25	\$34.25	\$411.00
Total OPERATING EXPENSE	\$2,921.94	\$4,890.09	\$1,968.15	\$2,921.94	\$4,890.09	\$1,968.15	\$58,681.00
Net Income:	\$3,425.56	(\$0.01)	\$3,425.57	\$3,425.56	(\$0.01)	\$3,425.57	\$0.00

Reserve ScheduleCypress Pines Property Owners Association, Inc
01/01/2024 To 01/31/2024

Date: 2/19/2024

Time: 9:02 pm

Page: 1

Description	Prior Balance	Contribution	Expenditure	Transfer	Interest	Ending Balance
VNB RESERVE	(\$255.00)	\$15.00	\$20,000.00	\$0.00	\$0.00	(\$22,585.92)
Achieva MM - 1850616S74	(\$86,411.12)	\$40,006.00	\$20,000.00	\$0.00	\$0.00	(\$66,405.12)
Achieva CD 1.982% - 2/27/24	(\$82,604.56)	\$0.00	\$0.00	\$0.00	\$0.00	(\$82,604.56)
Due from Operating Acct	\$28,567.97	\$0.00	\$21.00	\$0.00	\$0.00	\$28,546.97
Def Maint & Cap Exp – Drainage Reserve	\$19,578.22	\$2,345.92	\$0.00	\$0.00	\$0.00	\$21,924.14
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	\$115,638.00	\$0.00	\$0.00	\$0.00	\$0.00	\$115,638.00
Retained Earnings Reserves	\$1,186.49	\$0.00	\$0.00	\$0.00	\$0.00	\$1,186.49
	\$0.00	\$42,366.92	\$40,021.00	\$0.00	\$0.00	\$0.00

Payables Aging Report

As Of 1/31/2024

Date: 2/19/2024
Time: 9:02 pm
Page: 1

Vendor	Current	Over 30	Over 60	Over 90	Balance
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Totals: