

Cypress Pines Property Owners Association Inc
Balance Sheet
 As of March 31, 2026

	Mar 31, 26
ASSETS	
Current Assets	
Checking/Savings	
Operating Bank Accounts	
Petty Cash	180.00
Truist - OP Account	82,739.51
VNB OP	-201.96
Total Operating Bank Accounts	82,717.55
Reserve Bank Accounts	
Truist - RES/MM Account	194,726.78
Total Reserve Bank Accounts	194,726.78
Total Checking/Savings	277,444.33
Accounts Receivable	
Accounts Receivables	12,209.00
Total Accounts Receivable	12,209.00
Total Current Assets	289,653.33
TOTAL ASSETS	289,653.33
LIABILITIES & EQUITY	
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	1,328.58
Road Paving	142,859.84
Road Sealing	20,154.98
Total Reserve Liability	194,726.78
Total Long Term Liabilities	194,726.78
Total Liabilities	195,837.12
Equity	
Fund Balance	67,102.61
Net Income	26,713.60
Total Equity	93,816.21
TOTAL LIABILITIES & EQUITY	289,653.33

Cypress Pines Property Owners Association Inc

04/02/26

Profit & Loss Budget vs. Actual

Accrual Basis

January through March 2026

	Jan - Mar 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Application	400.00		
Late Fees	25.00		
Maintenance Fees OP	49,844.00	50,094.00	-250.00
Maintenance Fees RES	36,556.00	36,737.53	-181.53
Operating Interest	2.71		
Reserve Interest	1,328.58		
Total Income	88,156.29	86,831.53	1,324.76
Gross Profit	88,156.29	86,831.53	1,324.76
Expense			
Administrative Expenses			
Bad Debt	0.00	500.00	-500.00
Licenses and Fees	61.25	61.00	0.25
Management Fees	3,600.00	14,400.00	-10,800.00
Office Expense	5,071.93	3,196.00	1,875.93
Website	0.00	100.00	-100.00
Total Administrative Expenses	8,733.18	18,257.00	-9,523.82
Insurance Expense			
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
Total Insurance Expense	4,228.87	6,050.00	-1,821.13
Mail House Lease	0.00	12.00	-12.00
Mail House Taxes	0.00	400.00	-400.00
Maintenance Expenses			
Streets & Maintenance	2,375.76	1,000.00	1,375.76
Total Maintenance Expenses	2,375.76	1,000.00	1,375.76
Professional Services			
Accounting/Tax Prep	290.00	175.00	115.00
Legal Fees	4,108.64	10,000.00	-5,891.36
Save Majestic/SFWMD	1,250.00	5,000.00	-3,750.00
Total Professional Services	5,648.64	15,175.00	-9,526.36
Reserve Transfer	38,160.58	36,737.53	1,423.05
Social Committee	257.08	1,200.00	-942.92
Utilities			
Electric	2,038.58	8,000.00	-5,961.42
Total Utilities	2,038.58	8,000.00	-5,961.42
Total Expense	61,442.69	86,831.53	-25,388.84
Net Ordinary Income	26,713.60	0.00	26,713.60
Net Income	26,713.60	0.00	26,713.60