

Financial Report Package

September 2025

Prepared for

Cypress Pines Property Owners Association, Inc

By

SWFL CAM SERVICES

	Operating	Reserve	Total
Assets			
Cash			
VNB OP	\$(201.96)	\$ -	\$(201.96)
Petty Cash - Social Committee	180.00	-	180.00
New Management Operating	71,043.03	-	71,043.03
Total: Cash	\$ 71,021.07	\$ -	\$ 71,021.07
Reserves			
New Management Reserve	-	155,262.36	155,262.36
Total: Reserves	\$ -	\$ 155,262.36	\$ 155,262.36
Total: Assets	\$ 71,021.07	\$ 155,262.36	\$ 226,283.43
Liabilities & Equity			
Reserve Accounts			
Def Maint & Cap Exp - Drainage Reserve	-	14,856.26	14,856.26
Def Maint & Cap Exp - Road Sealing Reserve	-	8,154.98	8,154.98
Def Maint & Cap Exp - Roads Reserve	-	124,027.84	124,027.84
Reserves - Interest	-	2,426.03	2,426.03
Total: Reserve Accounts	\$ -	\$ 149,465.11	\$ 149,465.11
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	(13,523.24)	-	(13,523.24)
Total: Liabilities & Equity	\$ 71,021.07	\$ 155,262.36	\$ 226,283.43

Income Statement - Operating			
Cypress Pines Property Owners Association, Inc			
09/01/2025 to 09/30/2025			

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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	\$-	\$7,236.00	(\$7,236.00)	\$80,065.32	\$65,124.00	\$14,941.32	\$86,832.00
4020-00 Late & Interest Income	-	-	-	6.48	-	6.48	-
4600-00 Bank Interest - Oper Account	-	-	-	1.85	-	1.85	-
Total Income	\$-	\$7,236.00	(\$7,236.00)	\$80,073.65	\$65,124.00	\$14,949.65	\$86,832.00
Reserve Funding							
4145-00 Reserve Transfer	(3,025.98)	(3,025.98)	-	(27,233.82)	(27,233.82)	-	(36,311.75)
Total Reserve Funding	(\$3,025.98)	(\$3,025.98)	\$-	(\$27,233.82)	(\$27,233.82)	\$0.00	(\$36,311.75)
Total OPERATING INCOME	(\$3,025.98)	\$4,210.02	(\$7,236.00)	\$52,839.83	\$37,890.18	\$14,949.65	\$50,520.25
OPERATING EXPENSE							
Utilities							
5100-00 Electric	618.83	600.00	(18.83)	5,524.13	5,400.00	(124.13)	7,200.00
Total Utilities	\$618.83	\$600.00	(\$18.83)	\$5,524.13	\$5,400.00	(\$124.13)	\$7,200.00
Maintenance							
6000-00 Streets and Maintenance	-	41.67	41.67	699.90	375.03	(324.87)	500.00
Total Maintenance	\$-	\$41.67	\$41.67	\$699.90	\$375.03	(\$324.87)	\$500.00
Administrative							
7010-00 Management Fees	2,010.00	2,010.00	-	18,090.00	18,090.00	-	24,120.00
7100-00 Legal	168.00	833.33	665.33	24,789.00	7,499.97	(17,289.03)	10,000.00
7105-00 Consultation Service	-	-	-	8,300.00	-	(8,300.00)	-
7130-00 Social Committee	-	50.00	50.00	421.17	450.00	28.83	600.00
7200-00 Insurance Director & Officer	-	208.33	208.33	2,151.30	1,874.97	(276.33)	2,500.00
7210-00 Insurance - Liability Insurance	-	166.67	166.67	1,631.22	1,500.03	(131.19)	2,000.00
7220-00 Insurance - Property	-	20.83	20.83	1,736.50	187.47	(1,549.03)	250.00
7300-00 Office Expenses	148.47	125.00	(23.47)	2,718.60	1,125.00	(1,593.60)	1,500.00
7310-00 Website	-	-	-	65.00	-	(65.00)	-
7400-00 Licenses / Fees	-	5.10	5.10	-	45.90	45.90	61.25
7410-00 Corporate Filing	-	-	-	61.25	-	(61.25)	-
7435-00 Tax Preparation	-	16.67	16.67	175.00	150.03	(24.97)	200.00
Total Administrative	\$2,326.47	\$3,435.93	\$1,109.46	\$60,139.04	\$30,923.37	(\$29,215.67)	\$41,231.25
Total OPERATING EXPENSE	\$2,945.30	\$4,077.60	\$1,132.30	\$66,363.07	\$36,698.40	(\$29,664.67)	\$48,931.25
Net Income:	(\$5,971.28)	\$132.42	(\$6,103.70)	(\$13,523.24)	\$1,191.78	(\$14,715.02)	\$1,589.00

