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11/13/25

Accrual Basis

Cypress Pines Property Owners Association Inc
Balance Sheet
As of October 31, 2025

| | Oct 31, 25 |
|--|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Operating Bank Accounts | |
| Petty Cash | 180.00 |
| Truist - OP Account | 68,659.41 |
| VNB OP | -201.96 |
| | <hr/> |
| Total Operating Bank Accounts | 68,637.45 |
| Reserve Bank Accounts | |
| Truist - RES/MM Account | 155,675.50 |
| | <hr/> |
| Total Reserve Bank Accounts | 155,675.50 |
| Total Checking/Savings | 224,312.95 |
| Accounts Receivable | |
| Accounts Receivables | 8,818.44 |
| | <hr/> |
| Total Accounts Receivable | 8,818.44 |
| | <hr/> |
| Total Current Assets | 233,131.39 |
| TOTAL ASSETS | 233,131.39 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Other Current Liabilities | |
| Prepaid Assessments | 2,582.16 |
| | <hr/> |
| Total Other Current Liabilities | 2,582.16 |
| | <hr/> |
| Total Current Liabilities | 2,582.16 |
| | <hr/> |
| Long Term Liabilities | |
| Reserve Liability | |
| Drainage | 14,856.26 |
| Reserve Interest | 8,636.42 |
| Road Paving | 124,027.84 |
| Road Sealing | 8,154.98 |
| | <hr/> |
| Total Reserve Liability | 155,675.50 |
| | <hr/> |
| Total Long Term Liabilities | 155,675.50 |
| | <hr/> |
| Total Liabilities | 158,257.66 |
| | <hr/> |
| Equity | |
| Fund Balance | 84,683.86 |
| Net Income | -9,810.13 |
| | <hr/> |
| Total Equity | 74,873.73 |
| TOTAL LIABILITIES & EQUITY | 233,131.39 |

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Accrual Basis

Cypress Pines Property Owners Association Inc
Profit & Loss Budget vs. Actual
January through October 2025

| | Jan - Oct 25 | Budget | \$ Over Budget |
|--------------------------------------|------------------|------------------|------------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| Maintenance Fees OP | 80,065.32 | 86,832.00 | -6,766.68 |
| Operating Interest | 2.35 | | |
| Owner Interest | 6.48 | | |
| Reserve Interest | 6,210.39 | | |
| Violation Fines | 700.00 | | |
| Total Income | 86,984.54 | 86,832.00 | 152.54 |
| Gross Profit | 86,984.54 | 86,832.00 | 152.54 |
| Expense | | | |
| Administrative Expenses | | | |
| Bad Debt | 0.00 | 378.00 | -378.00 |
| Bank Service Charges | 0.00 | | |
| Licenses and Fees | 61.25 | 61.25 | 0.00 |
| Management Fees | 19,290.00 | 24,120.00 | -4,830.00 |
| Office Expense | 3,397.16 | 1,500.00 | 1,897.16 |
| Total Administrative Expenses | 22,748.41 | 26,059.25 | -3,310.84 |
| Insurance Expense | | | |
| D/O Liability | 2,151.30 | 2,500.00 | -348.70 |
| Fidelity Bond | 0.00 | 800.00 | -800.00 |
| General Liability Insurance | 1,631.22 | 2,000.00 | -368.78 |
| Umbrella | 1,736.50 | 250.00 | 1,486.50 |
| Total Insurance Expense | 5,519.02 | 5,550.00 | -30.98 |
| Mail House Lease | 0.00 | 11.00 | -11.00 |
| Mail House Taxes | 0.00 | 400.00 | -400.00 |
| Maintenance Expenses | | | |
| Drainage Maintenance | 0.00 | 0.00 | 0.00 |
| Streets & Maintenance | 970.66 | 500.00 | 470.66 |
| Total Maintenance Expenses | 970.66 | 500.00 | 470.66 |
| Professional Services | | | |
| Accounting/Tax Prep | 175.00 | 200.00 | -25.00 |
| Legal Fees | 33,089.00 | 10,000.00 | 23,089.00 |
| Total Professional Services | 33,264.00 | 10,200.00 | 23,064.00 |
| Reserve Transfer | 27,646.96 | 36,311.75 | -8,664.79 |
| Social Committee | 506.28 | 600.00 | -93.72 |
| Utilities | | | |
| Electric | 6,139.34 | 7,200.00 | -1,060.66 |
| Total Utilities | 6,139.34 | 7,200.00 | -1,060.66 |
| Total Expense | 96,794.67 | 86,832.00 | 9,962.67 |
| Net Ordinary Income | -9,810.13 | 0.00 | -9,810.13 |
| Net Income | -9,810.13 | 0.00 | -9,810.13 |