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