Financial Report Package

February 2025

Prepared for

Cypress Pines Property Owners Association, Inc

By

SWFL CAM SERVICES

Balance Sheet	Date:	3/27/2025
Cypress Pines Property Owners Association, Inc	Time:	1:51 pm
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	Operating	Reserve	Total
Assets			
Cash			
VNB OP	$ 124,695.21	$ -	$ 124,695.21
Petty Cash - Social Committee	180.00	-	180.00
Total: Cash	**$ 124,875.21**	**$ -**	**$ 124,875.21**
Reserves			
VNB RESERVE	-	123,231.29	123,231.29
Total: Reserves	**$ -**	**$ 123,231.29**	**$ 123,231.29**
Total: Assets	**$ 124,875.21**	**$ 123,231.29**	**$ 248,106.50**
Liabilities & Equity			
Reserve Accounts			
Def Maint & Cap Exp - Drainage Reserve	-	14,856.26	14,856.26
Def Maint & Cap Exp - Road Sealing Reserve	-	4,300.00	4,300.00
Def Maint & Cap Exp - Roads Reserve	-	101,649.00	101,649.00
Reserves - Interest	-	2,426.03	2,426.03
Total: Reserve Accounts	**$ -**	**$ 123,231.29**	**$ 123,231.29**
Equity			
Retained Earnings	84,544.31	-	84,544.31
Total: Equity	**$ 84,544.31**	**$ -**	**$ 84,544.31**
Net Income Gain/Loss	40,330.90	-	40,330.90
Total: Liabilities & Equity	**$ 124,875.21**	**$ 123,231.29**	**$ 248,106.50**

Income Statement - Operating

Cypress Pines Property Owners Association, Inc

02/28/2025

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Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
Income							
4010-00 Maintenance Fees	$45,359.00	$7,236.00	$38,123.00	$55,922.00	$14,472.00	$41,450.00	$86,832.00
Total Income	$45,359.00	$7,236.00	$38,123.00	$55,922.00	$14,472.00	$41,450.00	$86,832.00
Reserve Funding							
4145-00 Reserve Transfer	-	(3,025.98)	3,025.98	-	(6,051.96)	6,051.96	(36,311.75)
Total Reserve Funding	$-	($3,025.98)	$3,025.98	$-	($6,051.96)	$6,051.96	($36,311.75)
Total OPERATING INCOME	**$45,359.00**	**$4,210.02**	**$41,148.98**	**$55,922.00**	**$8,420.04**	**$47,501.96**	**$50,520.25**
OPERATING EXPENSE							
Utilities							
5100-00 Electric	609.17	600.00	(9.17)	1,220.58	1,200.00	(20.58)	7,200.00
Total Utilities	$609.17	$600.00	($9.17)	$1,220.58	$1,200.00	($20.58)	$7,200.00
Maintenance							
6000-00 Streets and Maintenance	-	41.67	41.67	180.00	83.34	(96.66)	500.00
Total Maintenance	$-	$41.67	$41.67	$180.00	$83.34	($96.66)	$500.00
Administrative							
7010-00 Management Fees	2,010.00	2,010.00	-	4,020.00	4,020.00	-	24,120.00
7100-00 Legal	3,558.50	833.33	(2,725.17)	5,186.50	1,666.66	(3,519.84)	10,000.00
7130-00 Social Committee	321.17	50.00	(271.17)	421.17	100.00	(321.17)	600.00
7200-00 Insurance Director & Officer	-	208.33	208.33	-	416.66	416.66	2,500.00
7210-00 Insurance - Liability Insurance	1,436.22	166.67	(1,269.55)	1,436.22	333.34	(1,102.88)	2,000.00
7220-00 Insurance - Property	1,736.50	20.83	(1,715.67)	1,736.50	41.66	(1,694.84)	250.00
7300-00 Office Expenses	1,142.70	125.00	(1,017.70)	1,390.13	250.00	(1,140.13)	1,500.00
7400-00 Licenses / Fees	-	5.10	5.10	-	10.20	10.20	61.25
7435-00 Tax Preparation	-	16.67	16.67	-	33.34	33.34	200.00
Total Administrative	$10,205.09	$3,435.93	($6,769.16)	$14,190.52	$6,871.86	($7,318.66)	$41,231.25
Total OPERATING EXPENSE	**$10,814.26**	**$4,077.60**	**($6,736.66)**	**$15,591.10**	**$8,155.20**	**($7,435.90)**	**$48,931.25**
Net Income:	**$34,544.74**	**$132.42**	**$34,412.32**	**$40,330.90**	**$264.84**	**$40,066.06**	**$1,589.00**

Description	Prior Balance	Contribution	Expenditure	Transfer	Interest	Ending Balance
VNB RESERVE	($137,220.29)	$13,989.00	$0.00	$0.00	$0.00	($123,231.29)
Def Maint & Cap Exp - Drainage Reserve	$14,856.26	$0.00	$0.00	$0.00	$0.00	$14,856.26
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	($13,989.00)	$0.00	$0.00	$101,649.00
Reserves - Interest	$2,426.03	$0.00	$0.00	$0.00	$0.00	$2,426.03
	$0.00	**$13,989.00**	**($13,989.00)**	**$0.00**	**$0.00**	**$0.00**