

Cypress Pines Property Owners Association Inc

Balance Sheet

02/03/26

As of January 31, 2026

Accrual Basis

	Jan 31, 26
ASSETS	
Current Assets	
Checking/Savings	
Operating Bank Accounts	
Petty Cash	180.00
Truist - OP Account	126,321.04
VNB OP	-201.96
Total Operating Bank Accounts	126,299.08
Reserve Bank Accounts	
Truist - RES/MM Account	156,998.94
Total Reserve Bank Accounts	156,998.94
Total Checking/Savings	283,298.02
Accounts Receivable	
Accounts Receivables	22,513.94
Total Accounts Receivable	22,513.94
Total Current Assets	305,811.96
TOTAL ASSETS	305,811.96
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Assessments	972.28
Total Other Current Liabilities	972.28
Total Current Liabilities	972.28
Long Term Liabilities	
Reserve Liability	
Drainage	24,383.38
Reserve Interest	432.74
Road Paving	124,027.84
Road Sealing	8,154.98
Total Reserve Liability	156,998.94
Total Long Term Liabilities	156,998.94
Total Liabilities	157,971.22
Equity	
Fund Balance	67,102.61
Net Income	80,738.13
Total Equity	147,840.74
TOTAL LIABILITIES & EQUITY	305,811.96

Cypress Pines Property Owners Association Inc

02/03/26

Profit & Loss Budget vs. Actual

Accrual Basis

January 2026

	Jan 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Application	200.00		
Maintenance Fees OP	49,844.00	50,094.00	-250.00
Maintenance Fees RES	36,556.00	36,737.53	-181.53
Operating Interest	0.89		
Reserve Interest	432.74		
Total Income	87,033.63	86,831.53	202.10
Gross Profit	87,033.63	86,831.53	202.10
Expense			
Administrative Expenses			
Bad Debt	0.00	500.00	-500.00
Licenses and Fees	0.00	61.00	-61.00
Management Fees	1,200.00	14,400.00	-13,200.00
Office Expense	683.17	3,196.00	-2,512.83
Website	0.00	100.00	-100.00
Total Administrative Expenses	1,883.17	18,257.00	-16,373.83
Insurance Expense			
D/O Liability	0.00	2,000.00	-2,000.00
Fidelity Bond	0.00	800.00	-800.00
General Liability Insurance	0.00	1,500.00	-1,500.00
Property	0.00	1,750.00	-1,750.00
Total Insurance Expense	0.00	6,050.00	-6,050.00
Mail House Lease	0.00	12.00	-12.00
Mail House Taxes	0.00	400.00	-400.00
Maintenance Expenses			
Streets & Maintenance	240.00	1,000.00	-760.00
Total Maintenance Expenses	240.00	1,000.00	-760.00
Professional Services			
Accounting/Tax Prep	0.00	175.00	-175.00
Legal Fees	2,932.64	10,000.00	-7,067.36
Save Majestic/SFWMD	0.00	5,000.00	-5,000.00
Total Professional Services	2,932.64	15,175.00	-12,242.36
Reserve Transfer	432.74	36,737.53	-36,304.79
Social Committee	124.54	1,200.00	-1,075.46
Utilities			
Electric	682.41	8,000.00	-7,317.59
Total Utilities	682.41	8,000.00	-7,317.59
Total Expense	6,295.50	86,831.53	-80,536.03
Net Ordinary Income	80,738.13	0.00	80,738.13
Net Income	80,738.13	0.00	80,738.13