

Financial Report Package

November 2024

Prepared for

Cypress Pines Property Owners Association, Inc

By

SWFL CAM SERVICES

Balance Sheet

Cypress Pines Property Owners Association, Inc
End Date: 11/30/2024

Date: 12/15/2024
Time: 10:06 pm
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	Operating	Reserve	Total
Assets			
Cash			
VNB OP	\$ 62,986.25	\$ -	\$ 62,986.25
Petty Cash - Social Committee	180.00	-	180.00
Due from Reserves	28,576.97	-	28,576.97
Total: Cash	\$ 91,743.22	\$ -	\$ 91,743.22
Reserves			
VNB RESERVE	-	185,981.84	185,981.84
Due to Operating	-	(28,576.97)	(28,576.97)
Total: Reserves	\$ -	\$ 157,404.87	\$ 157,404.87
Total: Assets	\$ 91,743.22	\$ 157,404.87	\$ 249,148.09
Liabilities & Equity			
Reserve Accounts			
Def Maint & Cap Exp - Drainage Reserve	-	35,040.84	35,040.84
Def Maint & Cap Exp - Road Sealing Reserve	-	4,300.00	4,300.00
Def Maint & Cap Exp - Roads Reserve	-	115,638.00	115,638.00
Reserves - Interest	-	1,174.01	1,174.01
Total: Reserve Accounts	\$ -	\$ 156,152.85	\$ 156,152.85
Equity			
Retained Earnings	82,495.59	-	82,495.59
Total: Equity	\$ 82,495.59	\$ -	\$ 82,495.59
Net Income Gain/Loss	-	1,252.02	1,252.02
Net Income Gain/Loss	9,247.63	-	9,247.63
Total: Liabilities & Equity	\$ 91,743.22	\$ 157,404.87	\$ 249,148.09

Income Statement - Operating
 Cypress Pines Property Owners Association, Inc
 11/30/2024

Date: 12/15/2024
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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)	\$85,932.04	\$79,596.00	\$6,336.04	\$86,832.00
4020-00 Late & Interest Income	-	-	-	602.12	-	602.12	-
Total Income	\$-	\$7,236.00	(\$7,236.00)	\$86,534.16	\$79,596.00	\$6,938.16	\$86,832.00
Reserve Funding							
4145-00 Reserve Transfer	(2,345.92)	(2,345.92)	-	(25,805.12)	(25,805.12)	-	(28,151.00)
Total Reserve Funding	(\$2,345.92)	(\$2,345.92)	\$-	(\$25,805.12)	(\$25,805.12)	\$0.00	(\$28,151.00)
Total OPERATING INCOME	(\$2,345.92)	\$4,890.08	(\$7,236.00)	\$60,729.04	\$53,790.88	\$6,938.16	\$58,681.00
OPERATING EXPENSE							
Utilities							
5100-00 Electric	608.53	541.67	(66.86)	6,409.60	5,958.37	(451.23)	6,500.00
Total Utilities	\$608.53	\$541.67	(\$66.86)	\$6,409.60	\$5,958.37	(\$451.23)	\$6,500.00
Maintenance							
6000-00 Streets and Maintenance	-	41.67	41.67	645.00	458.37	(186.63)	500.00
6100-00 Fountain Maintenance	-	55.00	55.00	-	605.00	605.00	660.00
Total Maintenance	\$-	\$96.67	\$96.67	\$645.00	\$1,063.37	\$418.37	\$1,160.00
Drainage Maintenance							
6300-00 Drainage Maintenance	-	666.67	666.67	6,545.00	7,333.37	788.37	8,000.00
Total Drainage Maintenance	\$-	\$666.67	\$666.67	\$6,545.00	\$7,333.37	\$788.37	\$8,000.00
Administrative							
7010-00 Management Fees	2,010.00	2,010.00	-	22,110.00	22,110.00	-	24,120.00
7100-00 Legal	-	833.33	833.33	8,682.00	9,166.63	484.63	10,000.00
7120-00 Tax Preparation	-	14.58	14.58	175.00	160.38	(14.62)	175.00
7130-00 Social Committee	-	100.00	100.00	125.92	1,100.00	974.08	1,200.00
7200-00 Insurance Director & Officer	-	166.67	166.67	3,717.71	1,833.37	(1,884.34)	2,000.00
7210-00 Insurance - Liability Insurance	-	133.33	133.33	1,544.64	1,466.63	(78.01)	1,600.00
7220-00 Insurance - Umbrella	-	20.83	20.83	252.75	229.13	(23.62)	250.00
7300-00 Office Expenses	68.69	235.42	166.73	1,221.54	2,589.62	1,368.08	2,825.00
7400-00 Licenses / Fees	-	5.17	5.17	61.25	56.87	(4.38)	62.00
7440-00 Bank Service Charge	-	-	-	(9.00)	-	9.00	-
7500-00 Bad Debt Expense	-	31.50	31.50	-	346.50	346.50	378.00
Total Administrative	\$2,078.69	\$3,550.83	\$1,472.14	\$37,881.81	\$39,059.13	\$1,177.32	\$42,610.00
Other Expenses							
8000-00 Mail House Real Estate Taxes	-	33.33	33.33	-	366.63	366.63	400.00
8100-00 Mail House Lease	-	0.92	0.92	-	10.12	10.12	11.00
Total Other Expenses	\$-	\$34.25	\$34.25	\$-	\$376.75	\$376.75	\$411.00
Total OPERATING EXPENSE	\$2,687.22	\$4,890.09	\$2,202.87	\$51,481.41	\$53,790.99	\$2,309.58	\$58,681.00
Net Income:	(\$5,033.14)	(\$0.01)	(\$5,033.13)	\$9,247.63	(\$0.11)	\$9,247.74	\$0.00

Income Statement - Reserve
 Cypress Pines Property Owners Association, Inc
 11/30/2024

Date: 12/15/2024
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Reserve Funding							
4005-00 Reserve Fees	\$-	\$-	\$-	\$10,342.50	\$-	\$10,342.50	\$-
Total Reserve Funding	\$-	\$-	\$-	\$10,342.50	\$-	\$10,342.50	\$-
Interest Income							
4250-00 Interest Income Reserve	-	-	-	1,252.02	-	1,252.02	-
Total Interest Income	\$-	\$-	\$-	\$1,252.02	\$-	\$1,252.02	\$-
Total RESERVE INCOME	\$0.00	\$-	\$-	\$11,594.52	\$-	\$11,594.52	\$-
RESERVE EXPENSE							
Reserves							
9920-00 Transfer to Drainage Reserve	-	-	-	10,342.50	-	(10,342.50)	-
Total Reserves	\$-	\$-	\$-	\$10,342.50	\$-	(\$10,342.50)	\$-
Total RESERVE EXPENSE	\$0.00	\$-	\$-	\$10,342.50	\$-	(\$10,342.50)	\$-
Net Reserve:	\$0.00	\$0.00	\$-	\$1,252.02	\$0.00	\$1,252.02	\$0.00