

**Cypress Pines Property Owners Association Inc**  
**Balance Sheet**  
As of January 31, 2026

02/03/26

Accrual Basis

	Jan 31, 26
<b>ASSETS</b>	
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
<b>TOTAL ASSETS</b>	<b>305,811.96</b>
<b>LIABILITIES &amp; EQUITY</b>	
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
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>305,811.96</b>

## Cypress Pines Property Owners Association Inc

02/03/26

## Profit &amp; 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

**Cypress Pines Property Owners Association Inc**  
**Profit & Loss YTD Comparison**

02/03/26

January 2026

Accrual Basis

	Jan 26	Jan 26
Ordinary Income/Expense		
Income		
Application	200.00	200.00
Maintenance Fees OP	49,844.00	49,844.00
Maintenance Fees RES	36,556.00	36,556.00
Operating Interest	0.89	0.89
Reserve Interest	432.74	432.74
<b>Total Income</b>	<b>87,033.63</b>	<b>87,033.63</b>
Gross Profit	87,033.63	87,033.63
Expense		
Administrative Expenses		
Management Fees	1,200.00	1,200.00
Office Expense	683.17	683.17
<b>Total Administrative Expenses</b>	<b>1,883.17</b>	<b>1,883.17</b>
Maintenance Expenses		
Streets & Maintenance	240.00	240.00
<b>Total Maintenance Expenses</b>	<b>240.00</b>	<b>240.00</b>
Professional Services		
Legal Fees	2,932.64	2,932.64
<b>Total Professional Services</b>	<b>2,932.64</b>	<b>2,932.64</b>
Reserve Transfer	432.74	432.74
Social Committee	124.54	124.54
Utilities		
Electric	682.41	682.41
<b>Total Utilities</b>	<b>682.41</b>	<b>682.41</b>
<b>Total Expense</b>	<b>6,295.50</b>	<b>6,295.50</b>
Net Ordinary Income	80,738.13	80,738.13
Net Income	<b>80,738.13</b>	<b>80,738.13</b>

**Cypress Pines Property Owners Association Inc**  
**Customer Balance Summary**  
 As of January 31, 2026

	Jan 31, 26
20003LVN/Long	-430.00
19987LV1/Lambrecht	-62.96
20063LVN/Connor	-39.00
20050LV/Sole Ray Inc.	-39.00
19995PC4/Malloy	-39.00
20012LV3/Kelly	-31.48
19990PC/Saxe	-31.48
19930LV/Chestnut Valley	-31.48
19952LV/P and M	-31.48
19909PCN/Bartel	-31.48
20004LV1/Halstead	-31.48
19951PCN-A/Law-Porcara	-31.48
20012PC1/Miller	-31.48
19950PC/Burrell	-31.48
20071PCN/Garcia	-25.00
20055LV4/Custer Trust	-25.00
20012LV2/Koons	-25.00
20001PCN/Buechl	-4.00
19942LV2/Hernandez	400.52
19983LVN/Bertrand	400.52
20065LVN/Hayler	431.90
20028PC4/Olesky Rental	432.00
20037PCN/Landes-Ross	432.00
20038LV/Lilly	432.00
20048LV2/Doorn	432.00
20059PCN/Dunlap	432.00
20050PC1/Olesky Rentals	432.00
20050PC3/Olesky Rentals	432.00
20050PC4/Gebrekidan/Tsegai	432.00
20053LVN/Mark Enterprise	432.00
20028PC3/Menendez	432.00
20027PCN/Wiseman	432.00
20014LV/St Pierre	432.00
20012PC3/Zigrossi TR	432.00
20012PC2/Menefee	432.00
20012LV4/Bowman	432.00
20012LV1/Parris	432.00
20011PCN/Beaulieu	432.00
20004LV2/Mccann	432.00
19985PC1/Greer	432.00
19984LV2/Gonzalez	432.00
19976LV/Beaulieu	432.00
19973LVN/St Pierre	432.00
19970PC/Smith	432.00
19964LV2/Stenson	432.00
19963PC/Tice	432.00
19941PCN/Carnell	432.00
19923LVN/Williams	432.00
20083LVN/Bruzik	432.00
19914LV2/Carnes	432.00
19903LVN/Patterson	432.00
20048LV4/Durbin-Dietrich	451.44
20035PCN/Bornhorst	864.00
19985PC4/Thompson Tr	883.44
20048LV3/Sofos-Unknow Heirs	883.44
19915LV1/Anthony	883.44
20068LV2/Samartine	941.96
PREPAID OWNERS ASSESSMENTS	972.28
19949LV4/Garvey-Darling	1,366.36
20060PC/Meckle	2,046.92
<b>TOTAL</b>	<b>22,513.94</b>



999-99-99-99 55465 0 C 001 30 50 004  
 CYPRESS PINES PROPERTY OWNERS ASSN INC  
 RESERVE ACCT  
 C/O MANAGEMENT PROFESSIONALS INC  
 PO BOX 1058  
 LEHIGH ACRES FL 33970-1058

# Your account statement

For 01/30/2026

## Contact us



Truist.com



(844) 4TRUIST or  
 (844) 487-8478

### ■ ASSOC SVCS MONEY MKT SAVINGS 1100041359992

#### Account summary

Your previous balance as of 12/31/2025	\$156,566.20
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 432.74
<b>Your new balance as of 01/30/2026</b>	<b>= \$156,998.94</b>

#### Interest summary

Interest paid this statement period	\$432.74
2025 interest paid year-to-date	\$1,303.84
Interest rate	3.25%
Annual percentage yield (APY) earned	3.30%

#### Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
01/30	EFFECTIVE DATE 1-31-26 INTEREST PAYMENT	432.74
<b>Total deposits, credits and interest</b>		<b>= \$432.74</b>



## Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am – 8pm EST Monday-Friday and 8am – 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit [Truist.com](http://Truist.com).

### Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management  
P.O. Box 1014  
Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

### Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

### Billing Rights Summary

**In case of errors or questions about your Truist Ready Now Credit Line statement**  
If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending  
PO Box 200  
Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

### Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit [Truist.com](http://Truist.com) to locate the Truist branch closest to you. Please do not send cash.

### Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1.	List the new balance of your account from your latest statement here:				
2.	Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:				
3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
		Outstanding Deposits and Other Credits (Section B)			
		Date/Type	Amount	Date/Type	Amount
5.	Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.				

For more information, please contact your local Truist branch, visit [Truist.com](http://Truist.com) or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC

**Cypress Pines Property Owners Association Inc**  
**Reconciliation Detail**  
 Truist - RES/MM Account, Period Ending 01/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						156,566.20
<b>Cleared Transactions</b>						
<b>Deposits and Credits - 1 item</b>						
Deposit	01/31/2026			X	432.74	432.74
<b>Total Deposits and Credits</b>					432.74	432.74
<b>Total Cleared Transactions</b>					432.74	432.74
<b>Cleared Balance</b>					432.74	156,998.94
<b>Register Balance as of 01/31/2026</b>					432.74	156,998.94
<b>Ending Balance</b>					<b>432.74</b>	<b>156,998.94</b>

Cypress Pines Property Owners Association Inc

2/2/2026 2:10 PM

Register: Reserve Bank Accounts:Truist - RES/MM Account

From 01/01/2026 through 01/31/2026

Sorted by: Date, Type, Number/Ref

<b>Date</b>	<b>Number</b>	<b>Payee</b>	<b>Account</b>	<b>Memo</b>	<b>Payment</b>	<b>C</b>	<b>Deposit</b>	<b>Balance</b>
01/31/2026			Reserve Interest	Interest		X	432.74	156,998.94



999-99-99-99 55465 9 C 001 30 55 004  
 CYPRESS PINES PROPERTY OWNERS ASSN INC  
 OPERATING ACCT  
 C/O MANAGEMENT PROFESSIONALS INC  
 PO BOX 1058  
 LEHIGH ACRES FL 33970-1058

# Your account statement

For 01/30/2026

## Contact us



Truist.com



(844) 4TRUIST or  
 (844) 487-8478

### ■ ASSOC SVCS INTEREST CHECKING 1100041359984

#### Account summary

Your previous balance as of 12/31/2025	\$68,983.36
Checks	- 2,826.06
Other withdrawals, debits and service charges	- 3,775.85
Deposits, credits and interest	+ 63,939.59
<b>Your new balance as of 01/30/2026</b>	<b>= \$126,321.04</b>

#### Interest summary

Interest paid this statement period	\$0.89
2025 interest paid year-to-date	\$1.61
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

#### Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	
01/12	1013	52.42	01/12	1016	100.00	01/26	1019	100.00	
01/15	1014	257.73	01/15	1017	124.54	01/26	1020	240.00	
01/07	1015	329.00	01/06	1018	1,601.37	01/27	1021	21.00	
								<b>Total checks</b>	<b>= \$2,826.06</b>

#### Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
01/12	ASSN PER UNIT FEE 9359984	160.80
01/20	ACH CORP DEBIT eCheck Varnum LLP Cypress Pines PropertyCUSTOMER ID 000000007524560	2,932.64
01/20	ACH CORP DEBIT ELECT ACH LEE COUNTY PERTY OWNERSCYPRESS PICUSTOMER ID 6338720000	682.41
<b>Total other withdrawals, debits and service charges</b>		<b>= \$3,775.85</b>

#### Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
01/02	CONSOL ELEC BILL PAY DEPOSIT 1	432.00
01/02	CONSOLIDATED COUPON PAYMENT 8	3,456.00
01/05	CONSOL ELEC DEPOSIT 2	864.00
01/05	CONSOLIDATED COUPON PAYMENT 4	1,728.00
01/05	CONSOL ELEC DEPOSIT 8	3,907.44
01/06	CONSOL ELEC BILL PAY DEPOSIT 2	864.00
01/06	CONSOLIDATED COUPON PAYMENT 3	1,296.00
01/06	CONSOL ELEC DEPOSIT 4	1,728.00
01/07	CONSOL ELEC DEPOSIT 2	832.52
01/07	CONSOLIDATED COUPON PAYMENT 3	1,296.00
01/07	DEPOSIT	1,728.00
01/07	DEPOSIT	2,260.00
01/08	CONSOL ELEC DEPOSIT 4	1,728.00
01/08	CONSOLIDATED COUPON PAYMENT 7	2,992.52

continued

■ ASSOC SVCS INTEREST CHECKING 1100041359984 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
01/09	CONSOL ELEC BILL PAY DEPOSIT 1	432.00
01/09	CONSOL ELEC DEPOSIT 1	432.00
01/09	CONSOL ELEC DEPOSIT 2	864.00
01/09	DEPOSIT	1,696.52
01/09	CONSOLIDATED COUPON PAYMENT 15	6,417.14
01/12	CONSOL ELEC BILL PAY DEPOSIT 1	432.00
01/12	CONSOL ELEC DEPOSIT 1	432.00
01/12	CONSOL ELEC DEPOSIT 1	432.00
01/12	CONSOLIDATED COUPON PAYMENT 8	3,424.52
01/13	DEPOSIT	362.52
01/13	CONSOL ELEC DEPOSIT 1	432.00
01/13	CONSOLIDATED COUPON PAYMENT 7	3,024.00
01/14	CONSOL ELEC BILL PAY DEPOSIT 1	432.00
01/14	CONSOLIDATED COUPON PAYMENT 11	4,777.00
01/15	CONSOLIDATED COUPON PAYMENT 4	1,296.00
01/16	CONSOL ELEC DEPOSIT 2	832.52
01/20	CONSOLIDATED COUPON PAYMENT 1	432.00
01/20	CONSOL ELEC DEPOSIT 1	432.00
01/21	CONSOL ELEC DEPOSIT 1	432.00
01/21	CONSOL ELEC DEPOSIT 2	889.00
01/21	CONSOLIDATED COUPON PAYMENT 4	1,728.00
01/22	CONSOLIDATED COUPON PAYMENT 1	432.00
01/22	DEPOSIT	432.00
01/22	CONSOL ELEC DEPOSIT 2	864.00
01/26	DEPOSIT	432.00
01/26	CONSOL ELEC DEPOSIT 2	864.00
01/26	CONSOLIDATED COUPON PAYMENT 3	1,296.00
01/27	CONSOLIDATED COUPON PAYMENT 1	1,296.00
01/28	DEPOSIT	100.00
01/28	CONSOLIDATED COUPON PAYMENT 5	2,185.00
01/29	CONSOLIDATED COUPON PAYMENT 1	430.00
01/29	DEPOSIT	432.00
01/30	CONSOL ELEC DEPOSIT 1	432.00
01/30	EFFECTIVE DATE 1-31-26 INTEREST PAYMENT	0.89

Total deposits, credits and interest = \$63,939.59



## Questions, comments or errors?

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Fraud Management  
 P.O. Box 1014  
 Charlotte, NC 28201

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have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

### Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

### Billing Rights Summary

#### In case of errors or questions about your Truist Ready Now Credit Line statement

If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending  
 PO Box 200  
 Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

### Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit [Truist.com](http://Truist.com) to locate the Truist branch closest to you. Please do not send cash.

### Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1.	List the new balance of your account from your latest statement here:				
2.	Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:				
3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
		Outstanding Deposits and Other Credits (Section B)			
5.	Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.	Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit [Truist.com](http://Truist.com) or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC



1013  
 CYPRESS PINES PROPERTY OWNERS' ASSOCIATION INC.  
 P.O. BOX 1208  
 LEHIGH ACRES, FL 33970

TRUIST **HH** MEMBER FDIC  
 63-9138/2631 12/30/2025

PAY TO THE ORDER OF Nancy P Ursitt \$ \*\*52.42

Fifty-Two and 42/100

Nancy P Ursitt  
 18904 Lake Vista Cir  
 Lehigh Acres, FL 33935

MEMO  
 Social Reimbursements

⑆00001013⑆ ⑆253191387⑆1100041359984⑆

MEMO TO THE ORDER OF: Nancy P Ursitt  
 18904 Lake Vista Cir  
 Lehigh Acres, FL 33935

DATE: 12/30/2025

AMOUNT: \$52.42

TRUIST BANK

CHECK#:1013 \$52.42

1014  
 CYPRESS PINES PROPERTY OWNERS' ASSOCIATION INC.  
 P.O. BOX 1208  
 LEHIGH ACRES, FL 33970

TRUIST **HH** MEMBER FDIC  
 63-9138/2631 12/30/2025

PAY TO THE ORDER OF Kimberly Frey \$ \*\*257.73

Two Hundred Fifty-Seven and 73/100

Kimberly Frey  
 20005 Petrucca Circle N #1  
 Lehigh Acres, FL 33936

MEMO  
 Social Reimbursements

⑆00001014⑆ ⑆253191387⑆1100041359984⑆

MEMO TO THE ORDER OF: Kimberly Frey  
 20005 Petrucca Circle N #1  
 Lehigh Acres, FL 33936

DATE: 12/30/2025

AMOUNT: \$257.73

TRUIST BANK

CHECK#:1014 \$257.73

1015  
 CYPRESS PINES PROPERTY OWNERS' ASSOCIATION INC.  
 P.O. BOX 1208  
 LEHIGH ACRES, FL 33970

TRUIST **HH** MEMBER FDIC  
 63-9138/2631 12/30/2025

PAY TO THE ORDER OF Space Shop Self Storage \$ \*\*329.00

Three Hundred Twenty-Nine and 00/100

Space Shop Self Storage  
 22 Beth Stacey Blvd  
 Lehigh Acres, FL 33936

MEMO  
 Unit 1113 6months

⑆00001015⑆ ⑆253191387⑆1100041359984⑆

MEMO TO THE ORDER OF: Space Shop Self Storage  
 22 Beth Stacey Blvd  
 Lehigh Acres, FL 33936

DATE: 12/30/2025

AMOUNT: \$329.00

TRUIST BANK

CHECK#:1015 \$329.00

1016  
 CYPRESS PINES PROPERTY OWNERS' ASSOCIATION INC.  
 P.O. BOX 1208  
 LEHIGH ACRES, FL 33970

TRUIST **HH** MEMBER FDIC  
 63-9138/2631 12/30/2025

PAY TO THE ORDER OF Moose Lodge \$ \*\*100.00

One Hundred and 00/100

Moose Lodge - Lehigh Acres  
 210 Homestead Road B  
 Lehigh Acres, FL 33936

MEMO  
 Meeting Space

⑆00001016⑆ ⑆253191387⑆1100041359984⑆

MEMO TO THE ORDER OF: Moose Lodge  
 210 Homestead Road B  
 Lehigh Acres, FL 33936

DATE: 12/30/2025

AMOUNT: \$100.00

TRUIST BANK

CHECK#:1016 \$100.00

1017  
 CYPRESS PINES PROPERTY OWNERS' ASSOCIATION INC.  
 P.O. BOX 1208  
 LEHIGH ACRES, FL 33970

TRUIST **HH** MEMBER FDIC  
 63-9138/2631 1/5/2026

PAY TO THE ORDER OF Kimberly Frey \$ \*\*124.54

One Hundred Twenty-Four and 54/100

Kimberly Frey  
 20005 Petrucca Circle N #1  
 Lehigh Acres, FL 33936

MEMO  
 Social Reimbursements

⑆00001017⑆ ⑆253191387⑆1100041359984⑆

MEMO TO THE ORDER OF: Kimberly Frey  
 20005 Petrucca Circle N #1  
 Lehigh Acres, FL 33936

DATE: 1/5/2026

AMOUNT: \$124.54

TRUIST BANK

CHECK#:1017 \$124.54



## Cypress Pines Property Owners Association Inc Reconciliation Detail

Truist - OP Account, Period Ending 01/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						68,983.36
Cleared Transactions						
Checks and Payments - 12 items						
Check	12/30/2025	1015	Space Shop Self St...	X	-329.00	-329.00
Check	12/30/2025	1014	Kimberly Frey	X	-257.73	-586.73
Check	12/30/2025	1016	Moose Lodge	X	-100.00	-686.73
Check	12/30/2025	1013	Nancy P Ursitti	X	-52.42	-739.15
Check	01/05/2026	1017	Kimberly Frey	X	-124.54	-863.69
Check	01/06/2026	1018	Management Profes...	X	-1,601.37	-2,465.06
Check	01/12/2026	EFT	Truist Association S...	X	-160.80	-2,625.86
Check	01/19/2026	EFT	Varnum Attorneys A...	X	-2,932.64	-5,558.50
Check	01/19/2026	1020	Stephen Burrell	X	-240.00	-5,798.50
Check	01/19/2026	1019	Moose Lodge	X	-100.00	-5,898.50
Check	01/19/2026	1021	Florida Tenant Repo...	X	-21.00	-5,919.50
Check	01/20/2026	EFT	LCEC	X	-682.41	-6,601.91
Total Checks and Payments					-6,601.91	-6,601.91
Deposits and Credits - 28 items						
Deposit	01/02/2026			X	3,888.00	3,888.00
Deposit	01/05/2026			X	2,260.00	6,148.00
Deposit	01/05/2026			X	6,499.44	12,647.44
Deposit	01/06/2026			X	3,888.00	16,535.44
Deposit	01/07/2026			X	1,728.00	18,263.44
Deposit	01/07/2026			X	2,128.52	20,391.96
Deposit	01/08/2026			X	4,720.52	25,112.48
Deposit	01/09/2026			X	1,696.52	26,809.00
Deposit	01/09/2026			X	8,145.14	34,954.14
Deposit	01/12/2026			X	362.52	35,316.66
Deposit	01/12/2026			X	4,720.52	40,037.18
Deposit	01/13/2026			X	3,456.00	43,493.18
Deposit	01/15/2026			X	1,296.00	44,789.18
Deposit	01/15/2026			X	5,209.00	49,998.18
Deposit	01/16/2026			X	832.52	50,830.70
Deposit	01/19/2026			X	432.00	51,262.70
Deposit	01/20/2026			X	864.00	52,126.70
Deposit	01/21/2026			X	3,049.00	55,175.70
Deposit	01/22/2026			X	1,296.00	56,471.70
Deposit	01/26/2026			X	432.00	56,903.70
Deposit	01/26/2026			X	2,160.00	59,063.70
Deposit	01/27/2026			X	100.00	59,163.70
Deposit	01/28/2026			X	1,296.00	60,459.70
Deposit	01/28/2026			X	2,185.00	62,644.70
Deposit	01/29/2026			X	432.00	63,076.70
Deposit	01/30/2026			X	430.00	63,506.70
Deposit	01/30/2026			X	432.00	63,938.70
Deposit	01/31/2026			X	0.89	63,939.59
Total Deposits and Credits					63,939.59	63,939.59
Total Cleared Transactions					57,337.68	57,337.68
Cleared Balance					57,337.68	126,321.04
Register Balance as of 01/31/2026					57,337.68	126,321.04
Ending Balance					<u>57,337.68</u>	<u>126,321.04</u>

Cypress Pines Property Owners Association Inc

2/3/2026 2:39 PM

Register: Operating Bank Accounts:Truist - OP Account

From 01/01/2026 through 01/31/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
01/02/2026			-split-	Deposit		X	3,888.00	72,132.21
			Undeposited Funds	Snider			432.00	
			Undeposited Funds	Talmadge			432.00	
			Undeposited Funds	Benz			432.00	
			Undeposited Funds	Hertzer			432.00	
			Undeposited Funds	Smith			432.00	
			Undeposited Funds	Karcher			432.00	
			Undeposited Funds	Benz			432.00	
			Undeposited Funds	Lively			432.00	
			Undeposited Funds	Icon			432.00	
01/05/2026			-split-	Deposit		X	2,260.00	74,392.21
			Undeposited Funds	Koepp			432.00	
			Undeposited Funds	Jer-Dee			432.00	
			Undeposited Funds	Curlett			432.00	
			Undeposited Funds	Chesnut			432.00	
			Undeposited Funds	SoleRay			432.00	
			Undeposited Funds	Chestnut			100.00	
01/05/2026			-split-	Deposit		X	6,499.44	80,891.65
			Undeposited Funds	Mohsen/Yamak			432.00	
			Undeposited Funds	Bartel			432.00	
			Undeposited Funds	White			432.00	
			Undeposited Funds	Francis			883.44	
			Undeposited Funds	Almanzar			432.00	
			Undeposited Funds	Silliman-ONeill			432.00	
			Undeposited Funds	Taylor			432.00	
			Undeposited Funds	Rahman			432.00	
			Undeposited Funds	Ganea			432.00	
			Undeposited Funds	Damiano			432.00	
			Undeposited Funds	Sturtz			432.00	
			Undeposited Funds	Giosa			432.00	
			Undeposited Funds	Polite			432.00	
			Undeposited Funds	Teboe			432.00	
01/05/2026	1017	Kimberly Frey	Social Committee	Social Reimbur...	124.54	X		80,767.11
01/06/2026			-split-	Deposit		X	3,888.00	84,655.11
			Undeposited Funds	Locke			432.00	
			Undeposited Funds	Torre			432.00	

Cypress Pines Property Owners Association Inc

2/3/2026 2:39 PM

Register: Operating Bank Accounts:Truist - OP Account

From 01/01/2026 through 01/31/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
			Undeposited Funds	Daly			432.00	
			Undeposited Funds	Sackett			432.00	
			Undeposited Funds	Hauger			432.00	
			Undeposited Funds	Bicknell			432.00	
			Undeposited Funds	Snyder			432.00	
			Undeposited Funds	Kelly			432.00	
			Undeposited Funds	Fagnant			432.00	
01/06/2026	1018	Management Professi...	-split-	Invoice # 7401	1,601.37	X		83,053.74
			Management Fees	January 2026	-1,200.00			
			Office Expense	December 202...	-166.32			
			Office Expense	December 202...	-235.05			
01/07/2026			-split-	Deposit		X	1,728.00	84,781.74
			Undeposited Funds	Napolitano			432.00	
			Undeposited Funds	Napolitano			432.00	
			Undeposited Funds	Bergersen			432.00	
			Undeposited Funds	Bucci			432.00	
01/07/2026			-split-	Deposit		X	2,128.52	86,910.26
			Undeposited Funds	P&M			432.00	
			Undeposited Funds	Lambrecht			432.00	
			Undeposited Funds	Theis			400.52	
			Undeposited Funds	Silverstein			432.00	
			Undeposited Funds	Hellickson			432.00	
01/08/2026			-split-	Deposit		X	4,720.52	91,630.78
			Undeposited Funds	Ursitti			432.00	
			Undeposited Funds	Forman			400.52	
			Undeposited Funds	Tobin & Dempf			432.00	
			Undeposited Funds	Hoch			432.00	
			Undeposited Funds	Guevara			432.00	
			Undeposited Funds	East Sunrise			432.00	
			Undeposited Funds	Leal			432.00	
			Undeposited Funds	Schlamming			432.00	
			Undeposited Funds	Guevara			432.00	
			Undeposited Funds	Groleau/Rivera...			432.00	
			Undeposited Funds	Rahman			432.00	
01/09/2026			-split-	Deposit		X	1,696.52	93,327.30

Cypress Pines Property Owners Association Inc

2/3/2026 2:39 PM

Register: Operating Bank Accounts:Truist - OP Account

From 01/01/2026 through 01/31/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
			Undeposited Funds	Kurzl		432.00	
			Undeposited Funds	Kurzl		432.00	
			Undeposited Funds	Dent		432.00	
			Undeposited Funds	Land		400.52	
01/09/2026			-split-	Deposit	X	8,145.14	101,472.44
			Undeposited Funds	Bogner		432.00	
			Undeposited Funds	Jackson		432.00	
			Undeposited Funds	Pierson		432.00	
			Undeposited Funds	Meier		432.00	
			Undeposited Funds	Wickland		432.00	
			Undeposited Funds	Roma		432.00	
			Undeposited Funds	Montgomery-C...		432.00	
			Undeposited Funds	Maldonado/He...		432.00	
			Undeposited Funds	Jack		432.00	
			Undeposited Funds	Herrera		432.00	
			Undeposited Funds	Shedlock		432.00	
			Undeposited Funds	Buechl		432.00	
			Undeposited Funds	Magno		400.62	
			Undeposited Funds	McIntyre		432.00	
			Undeposited Funds	Kilmer		400.52	
			Undeposited Funds	Breedlove		432.00	
			Undeposited Funds	Bromfield		432.00	
			Undeposited Funds	Maitland		432.00	
			Undeposited Funds	Libby		432.00	
01/12/2026			Undeposited Funds	Deposit	X	362.52	101,834.96
01/12/2026			-split-	Deposit	X	4,720.52	106,555.48
			Undeposited Funds	Barrett		432.00	
			Undeposited Funds	Comeau		400.52	
			Undeposited Funds	OReilly		432.00	
			Undeposited Funds	Chevalier		432.00	
			Undeposited Funds	Hill		432.00	
			Undeposited Funds	Saxe		432.00	
			Undeposited Funds	Placenti		432.00	
			Undeposited Funds	Lazaro		432.00	
			Undeposited Funds	Kordek		432.00	
			Undeposited Funds	Wood		432.00	
			Undeposited Funds	Petrick		432.00	

Cypress Pines Property Owners Association Inc

2/3/2026 2:39 PM

Register: Operating Bank Accounts:Truist - OP Account

From 01/01/2026 through 01/31/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
01/12/2026	EFT	Truist Association Se...	Administrative Expens...		160.80	X		106,394.68
01/13/2026			-split-	Deposit		X	3,456.00	109,850.68
			Undeposited Funds	Lemaitre			432.00	
			Undeposited Funds	Lemaitre			432.00	
			Undeposited Funds	Orange State			432.00	
			Undeposited Funds	Malloy			432.00	
			Undeposited Funds	Swiney			432.00	
			Undeposited Funds	Kuhl			432.00	
			Undeposited Funds	Verco			432.00	
			Undeposited Funds	Paradiso			432.00	
01/15/2026			-split-	Deposit		X	5,209.00	115,059.68
			Undeposited Funds	Murphy			432.00	
			Undeposited Funds	Martinsen			432.00	
			Undeposited Funds	Pohl			432.00	
			Undeposited Funds	Maitland			432.00	
			Undeposited Funds	Miller			432.00	
			Undeposited Funds	Guzzo			432.00	
			Undeposited Funds	Guzzo			432.00	
			Undeposited Funds	Hanson			432.00	
			Undeposited Funds	Durbin-Dietrich			432.00	
			Undeposited Funds	Loughray			432.00	
			Undeposited Funds	Custer			457.00	
			Undeposited Funds	Rogers			432.00	
01/15/2026			-split-	Deposit		X	1,296.00	116,355.68
			Undeposited Funds	Law-Porcaro			432.00	
			Undeposited Funds	Cipari			432.00	
			Undeposited Funds	Lotuff			432.00	
01/16/2026			-split-	Deposit		X	832.52	117,188.20
			Undeposited Funds	Dent-McNair			432.00	
			Undeposited Funds	Allen			400.52	
01/19/2026			Undeposited Funds	Deposit		X	432.00	117,620.20
01/19/2026	EFT	Varnum Attorneys At...	-split-		2,932.64	X		114,687.56
			Legal Fees	Collections Me...	-1,348.07			

Cypress Pines Property Owners Association Inc

2/3/2026 2:39 PM

Register: Operating Bank Accounts:Truist - OP Account

From 01/01/2026 through 01/31/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
			Legal Fees	Collections Sof...	-1,111.57			
			Legal Fees	General Matters	-473.00			
01/19/2026	1019	Moose Lodge	Administrative Expens...	Meeting Space	100.00	X		114,587.56
01/19/2026	1020	Stephen Burrell	Maintenance Expenses:...	Inv#76	240.00	X		114,347.56
01/19/2026	1021	Florida Tenant Repor...	Administrative Expens...	Inv# 42722	21.00	X		114,326.56
01/20/2026			-split-	Deposit		X	864.00	115,190.56
			Undeposited Funds	Clark			432.00	
			Undeposited Funds	PPRD			432.00	
01/20/2026	EFT	LCEC	Utilities:Electric	6338720000 11...	682.41	X		114,508.15
01/21/2026			-split-	Deposit		X	3,049.00	117,557.15
			Undeposited Funds	Codreanu-Drag...			432.00	
			Undeposited Funds	Ferguson			432.00	
			Undeposited Funds	Levendoski			432.00	
			Undeposited Funds	Weiler			432.00	
			Undeposited Funds	Koons			457.00	
			Undeposited Funds	Edgar			432.00	
			Undeposited Funds	Dorsch			432.00	
01/22/2026			-split-	Deposit		X	1,296.00	118,853.15
			Undeposited Funds	Psalm27			432.00	
			Undeposited Funds	Brodmarkle			432.00	
			Undeposited Funds	Stevens			432.00	
01/26/2026			Undeposited Funds	Deposit		X	432.00	119,285.15
01/26/2026			-split-	Deposit		X	2,160.00	121,445.15
			Undeposited Funds	Long			432.00	
			Undeposited Funds	Halstead			432.00	
			Undeposited Funds	Robinson-Owens			432.00	
			Undeposited Funds	Inclan			432.00	
			Undeposited Funds	Chalmers			432.00	
01/27/2026			Undeposited Funds	Deposit		X	100.00	121,545.15

Cypress Pines Property Owners Association Inc

2/3/2026 2:39 PM

Register: Operating Bank Accounts:Truist - OP Account

From 01/01/2026 through 01/31/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
01/28/2026			-split-	Deposit	X		1,296.00	122,841.15
			Undeposited Funds	Hellickson			432.00	
			Undeposited Funds	Hellickson			864.00	
01/28/2026			-split-	Deposit	X		2,185.00	125,026.15
			Undeposited Funds	Burrell			432.00	
			Undeposited Funds	Harkins			432.00	
			Undeposited Funds	Raucci			432.00	
			Undeposited Funds	Jecrois			432.00	
			Undeposited Funds	Garcia			457.00	
01/29/2026			Undeposited Funds	Deposit	X		432.00	125,458.15
01/30/2026			Undeposited Funds	Deposit	X		430.00	125,888.15
01/30/2026			Undeposited Funds	Deposit	X		432.00	126,320.15
01/31/2026			Operating Interest	Interest	X		0.89	126,321.04