

Financial Report Package

June 2025

Prepared for

Cypress Pines Property Owners Association, Inc

By

SWFL CAM SERVICES

	Operating	Reserve	Total
Assets			
Cash			
VNB OP	\$ 99,311.88	\$ -	\$ 99,311.88
Petty Cash - Social Committee	180.00	-	180.00
Total: Cash	\$ 99,491.88	\$ -	\$ 99,491.88
Reserves			
VNB RESERVE	-	140,396.40	140,396.40
Total: Reserves	\$ -	\$ 140,396.40	\$ 140,396.40
Total: Assets	\$ 99,491.88	\$ 140,396.40	\$ 239,888.28
Liabilities & Equity			
Reserve Accounts			
Def Maint & Cap Exp - Drainage Reserve	-	14,856.26	14,856.26
Def Maint & Cap Exp - Road Sealing Reserve	-	6,869.99	6,869.99
Def Maint & Cap Exp - Roads Reserve	-	116,234.89	116,234.89
Reserves - Interest	-	2,426.03	2,426.03
Total: Reserve Accounts	\$ -	\$ 140,387.17	\$ 140,387.17
Equity			
Retained Earnings	84,544.31	-	84,544.31
Total: Equity	\$ 84,544.31	\$ -	\$ 84,544.31
Net Income Gain/Loss	-	9.23	9.23
Net Income Gain/Loss	14,947.57	-	14,947.57
Total: Liabilities & Equity	\$ 99,491.88	\$ 140,396.40	\$ 239,888.28

Income Statement - Operating			
Cypress Pines Property Owners Association, Inc			
06/01/2025 to 06/30/2025			

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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	\$463.48	\$7,236.00	(\$6,772.52)	\$78,007.28	\$43,416.00	\$34,591.28	\$86,832.00
4600-00 Bank Interest - Oper Account	0.12	-	0.12	0.12	-	0.12	-
Total Income	\$463.60	\$7,236.00	(\$6,772.40)	\$78,007.40	\$43,416.00	\$34,591.40	\$86,832.00
Reserve Funding							
4145-00 Reserve Transfer	(3,025.98)	(3,025.98)	-	(18,155.88)	(18,155.88)	-	(36,311.75)
Total Reserve Funding	(\$3,025.98)	(\$3,025.98)	\$-	(\$18,155.88)	(\$18,155.88)	\$0.00	(\$36,311.75)
Total OPERATING INCOME	(\$2,562.38)	\$4,210.02	(\$6,772.40)	\$59,851.52	\$25,260.12	\$34,591.40	\$50,520.25
OPERATING EXPENSE							
Utilities							
5100-00 Electric	614.42	600.00	(14.42)	3,669.45	3,600.00	(69.45)	7,200.00
Total Utilities	\$614.42	\$600.00	(\$14.42)	\$3,669.45	\$3,600.00	(\$69.45)	\$7,200.00
Maintenance							
6000-00 Streets and Maintenance	-	41.67	41.67	360.00	250.02	(109.98)	500.00
Total Maintenance	\$-	\$41.67	\$41.67	\$360.00	\$250.02	(\$109.98)	\$500.00
Administrative							
7010-00 Management Fees	2,010.00	2,010.00	-	12,060.00	12,060.00	-	24,120.00
7100-00 Legal	12,393.00	833.33	(11,559.67)	20,611.00	4,999.98	(15,611.02)	10,000.00
7130-00 Social Committee	-	50.00	50.00	421.17	300.00	(121.17)	600.00
7200-00 Insurance Director & Officer	-	208.33	208.33	2,151.30	1,249.98	(901.32)	2,500.00
7210-00 Insurance - Liability Insurance	-	166.67	166.67	1,631.22	1,000.02	(631.20)	2,000.00
7220-00 Insurance - Property	-	20.83	20.83	1,736.50	124.98	(1,611.52)	250.00
7300-00 Office Expenses	105.74	125.00	19.26	1,962.06	750.00	(1,212.06)	1,500.00
7310-00 Website	65.00	-	(65.00)	65.00	-	(65.00)	-
7400-00 Licenses / Fees	-	5.10	5.10	-	30.60	30.60	61.25
7410-00 Corporate Filing	-	-	-	61.25	-	(61.25)	-
7435-00 Tax Preparation	-	16.67	16.67	175.00	100.02	(74.98)	200.00
Total Administrative	\$14,573.74	\$3,435.93	(\$11,137.81)	\$40,874.50	\$20,615.58	(\$20,258.92)	\$41,231.25
Total OPERATING EXPENSE	\$15,188.16	\$4,077.60	(\$11,110.56)	\$44,903.95	\$24,465.60	(\$20,438.35)	\$48,931.25
Net Income:	(\$17,750.54)	\$132.42	(\$17,882.96)	\$14,947.57	\$794.52	\$14,153.05	\$1,589.00

Description	Prior Balance	Contribution	Expenditure	Transfer	Interest	Ending Balance
VNB RESERVE	(\$137,361.19)	\$0.00	\$0.00	\$0.00	\$0.00	(\$140,396.40)
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	\$6,441.66	\$428.33	\$0.00	\$0.00	\$0.00	\$6,869.99
Def Maint & Cap Exp - Roads Reserve	\$113,637.24	\$2,597.65	\$0.00	\$0.00	\$0.00	\$116,234.89
Reserves - Interest	\$2,426.03	\$0.00	\$0.00	\$0.00	\$0.00	\$2,426.03
Interest Income Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$9.23	\$9.23
	\$0.00	\$3,025.98	\$0.00	\$0.00	\$9.23	\$0.00