

Cypress Pines Property Owners Association Inc

Balance Sheet

As of April 30, 2026

05/04/26

Accrual Basis

	Apr 30, 26
ASSETS	
Current Assets	
Checking/Savings	
Operating Bank Accounts	
Petty Cash	180.00
Truist - OP Account	75,541.86
VNB OP	-201.96
Total Operating Bank Accounts	75,519.90
Reserve Bank Accounts	
Truist - RES/MM Account	195,247.61
Total Reserve Bank Accounts	195,247.61
Total Checking/Savings	270,767.51
Accounts Receivable	
Accounts Receivables	13,136.28
Total Accounts Receivable	13,136.28
Total Current Assets	283,903.79
TOTAL ASSETS	283,903.79
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Assessments	1,006.24
Total Other Current Liabilities	1,006.24
Total Current Liabilities	1,006.24
Long Term Liabilities	
Reserve Liability	
Drainage	30,383.38
Reserve Interest	1,849.41
Road Paving	142,859.84
Road Sealing	20,154.98
Total Reserve Liability	195,247.61
Total Long Term Liabilities	195,247.61
Total Liabilities	196,253.85
Equity	
Fund Balance	67,106.71
Net Income	20,543.23
Total Equity	87,649.94
TOTAL LIABILITIES & EQUITY	283,903.79

Cypress Pines Property Owners Association Inc

05/04/26

Profit & Loss Budget vs. Actual

Accrual Basis

January through April 2026

	Jan - Apr 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Application	500.00		
Late Fees	575.00		
Maintenance Fees OP	49,844.00	50,094.00	-250.00
Maintenance Fees RES	36,556.00	36,737.53	-181.53
Operating Interest	3.38		
Owner Interest	71.28		
Reserve Interest	1,849.41		
Total Income	89,399.07	86,831.53	2,567.54
Gross Profit	89,399.07	86,831.53	2,567.54
Expense			
Administrative Expenses			
Bad Debt	0.00	500.00	-500.00
Licenses and Fees	61.25	61.00	0.25
Management Fees	4,800.00	14,400.00	-9,600.00
Office Expense	6,217.21	3,196.00	3,021.21
Website	0.00	100.00	-100.00
Total Administrative Expenses	11,078.46	18,257.00	-7,178.54
Insurance Expense			
D/O Liability	2,151.30	2,000.00	151.30
Fidelity Bond	0.00	800.00	-800.00
General Liability Insurance	1,870.52	1,500.00	370.52
Property	0.00	1,750.00	-1,750.00
Total Insurance Expense	4,021.82	6,050.00	-2,028.18
Mail House Lease	0.00	12.00	-12.00
Mail House Taxes	0.00	400.00	-400.00
Maintenance Expenses			
Streets & Maintenance	2,375.76	1,000.00	1,375.76
Total Maintenance Expenses	2,375.76	1,000.00	1,375.76
Professional Services			
Accounting/Tax Prep	290.00	175.00	115.00
Legal Fees	8,108.64	10,000.00	-1,891.36
Save Majestic/SFWMD	1,320.00	5,000.00	-3,680.00
Total Professional Services	9,718.64	15,175.00	-5,456.36
Reserve Transfer	38,681.41	36,737.53	1,943.88
Social Committee	257.08	1,200.00	-942.92
Utilities			
Electric	2,722.67	8,000.00	-5,277.33
Total Utilities	2,722.67	8,000.00	-5,277.33
Total Expense	68,855.84	86,831.53	-17,975.69
Net Ordinary Income	20,543.23	0.00	20,543.23
Net Income	20,543.23	0.00	20,543.23