

Cypress Pines Property Owners Association, Inc.
 Treasurer's Report
 FEBRUARY 2023

BB & T Operating Account	
Beginning Balance January 31, 2023	\$ 52,741.76
Receipts	
	\$ -
Association Dues	\$ 8,199.00
Application Fees	\$ -
Estoppels	\$ -
Late Fees and Interest	\$ -
Total Income	\$ 8,199.00
Expenditures	
Attorney	\$ 1,784.25
Background Checks	\$ -
Electricity	\$ 456.35
Insurance Liability/d&o/umbrella	\$ 3,366.94
Social Committee	\$ -
office supplies/postage	\$ 916.40
Streets & Maintenance	\$ -
Fountain Maintenance	\$ -
Total Expenses	\$ 6,523.94
Ending Balance February 28, 2023	\$ 54,416.82

BB & T Money Market Account	
Beginning Balance January 31, 2023	\$ 40,069.07
Interest	0.31
Ending Balance February 28, 2023	\$ 40,069.38

ACHEIVA Operating Account	
Beginning Balance January 31, 2023	\$ 5,945.37
Receipts	
Expenditures	
Ending Balance February 28, 2023	\$ 5,945.37

ACHEIVA Money Market Account		
Beginning Balance January 31, 2023	\$ 113,427.42	
transfer from operating	\$ -	RESERVES
Interest	\$ 34.72	
Ending Balance February 28, 2023	\$ 113,462.14	\$ 113,462.14

ACHEIVA CD Account		
Beginning Balance January 31, 2023	\$81,797.31	
Interest	\$ 124.37	
Ending Balance February 28, 2023	\$81,921.68	\$81,921.68

Total Funds in Accounts February 28, 2023 \$ 295,815.39

Projects			
Roads	\$ 115,638.00		
Road Sealing	\$ 4,300.00		
Drainage	\$ 78,958.22		
Mail House	paid		
Total allocated to projects	\$ 198,896.22	\$ (198,896.22)	\$ 195,383.82
Net Funds Available February 28, 2023		\$ 96,919.17	\$ (3,512.40)

interest to allocate

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Cash Basis

Cypress Pines Property Owners Assoc, Inc
Transactions by Account
As of February 28, 2023

Type	Date	Num	Name	Memo	Debit	Credit	Balance		
OPERATING BANK ACCOUNTS							98,756.20		
ACHIEVA Operating 18506162							5,945.37		
Total ACHIEVA Operating 18506162							5,945.37		
CASH BB&T MONEY MARKET							40,069.07		
Deposit	02/28/2023			Interest	0.31		40,069.38		
Total CASH BB&T MONEY MARKET							0.31	0.00	40,069.38
CASH BB&T OPERATING							52,741.76		
Check	02/06/2023	10204	LCEC	12.20.22-1.19.23		456.35	52,285.41		
Deposit	02/07/2023			Deposit	3,718.00		56,003.41		
Deposit	02/08/2023			Deposit	4,481.00		60,484.41		
Check	02/11/2023	10205	Dixie Burnell	ANNUAL MEETING BALLOT ENVELOPES		226.90	60,257.51		
Check	02/11/2023	10206	The Hartford Insuran...	2.23.23-2.23.24		195.00	60,062.51		
Check	02/11/2023	10207	VARNUM ATTORN...	JAN AND FEB INVOICES		1,784.25	58,278.26		
Check	02/11/2023	10208	McGRiff Insurance ...	2.23.23-2.23.24		1,211.50	57,066.76		
Check	02/11/2023	10209	Travelers Insurance	2.23.23-2.23.24		1,960.44	55,106.32		
Check	02/13/2023	10210	Dixie Burnell	POSTAGE ANNUAL MEETING MAILING		319.50	54,786.82		
General Journal	02/13/2023	741		MCTRUCKING/ALMAZAR CHECK RETURNED		370.00	54,416.82		
Total CASH BB&T OPERATING							8,199.00	6,523.94	54,416.82
Total OPERATING BANK ACCOUNTS							8,199.31	6,523.94	100,431.57
RESERVE BANK ACCOUNTS							195,224.73		
ACHEIVA Money Mkt 1850616S74							113,427.42		
Deposit	02/28/2023			Interest	34.72		113,462.14		
Total ACHEIVA Money Mkt 1850616S74							34.72	0.00	113,462.14
CD ACHIEVA 1.982% 2.27.2024							81,797.31		
Deposit	02/28/2023			Interest	124.37		81,921.68		
Total CD ACHIEVA 1.982% 2.27.2024							124.37	0.00	81,921.68
Total RESERVE BANK ACCOUNTS							159.09	0.00	195,383.82
TOTAL					8,358.40	6,523.94	295,815.39		

Cypress Pines Property Owners Assoc, Inc

Balance Sheet

As of February 28, 2023

03/05/23

Cash Basis

	<u>Feb 28, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
OPERATING BANK ACCOUNTS	
ACHIEVA Operating 18506162	5,945.37
CASH BB&T MONEY MARKET	40,069.38
CASH BB&T OPERATING	<u>54,416.82</u>
Total OPERATING BANK ACCOUNTS	100,431.57
RESERVE BANK ACCOUNTS	
ACHEIVA Money Mkt 1850616S74	113,462.14
CD ACHIEVA 1.982% 2.27.2024	<u>81,921.68</u>
Total RESERVE BANK ACCOUNTS	195,383.82
SOCIAL COMMITTEE PETTY CASH	<u>233.88</u>
Total Checking/Savings	296,049.27
Accounts Receivable	
11000 - Accounts Receivable	<u>-8.00</u>
Total Accounts Receivable	<u>-8.00</u>
Total Current Assets	<u>296,041.27</u>
TOTAL ASSETS	<u>296,041.27</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
RESERVE ACCOUNTS	
DRAINAGE RESERVE	78,958.22
ROAD SEALING RESERVE	4,300.00
ROADS RESERVE	<u>115,638.00</u>
Total RESERVE ACCOUNTS	198,896.22
Total Other Current Liabilities	<u>198,896.22</u>
Total Current Liabilities	<u>198,896.22</u>
Total Liabilities	198,896.22
Equity	
32000 - Retained Earnings	91,615.00
Net Income	<u>5,530.05</u>
Total Equity	<u>97,145.05</u>
TOTAL LIABILITIES & EQUITY	<u>296,041.27</u>

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Cypress Pines Property Owners Assoc, Inc

03/05/23

Profit & Loss

Cash Basis

January through February 2023

	<u>Jan - Feb 23</u>
Ordinary Income/Expense	
Income	
Association Dues CPPOAI	60,393.00
Estoppels	150.00
Interest Income	319.63
INTEREST INCOME-BBT MM	0.65
Total Income	<u>60,863.28</u>
Gross Profit	60,863.28
Expense	
Attorney Retainer & Fees	1,784.25
Background Checks	30.00
Electricity	912.70
Insurance- D & O	1,960.44
Insurance-Liability Insurance	2,416.12
Insurance - Umbrella	195.00
Office Supplies/Postage	895.11
Reserve Fund	46,800.00
Social Committee	28.00
Streets and Maintenance	311.61
Total Expense	<u>55,333.23</u>
Net Ordinary Income	5,530.05
Other Income/Expense	
Other Income	
UNIDENTIFIED DEPOSIT	0.00
Total Other Income	<u>0.00</u>
Net Other Income	0.00
Net Income	<u><u>5,530.05</u></u>

Cypress Pines Property Owners Assoc, Inc

03/05/23

Profit & Loss

Cash Basis

January 1 through March 5, 2023

	Jan 23	Feb 23	Mar 1 - 5, 23	TOTAL
Ordinary Income/Expense				
Income				
Association Dues CPPOAI	52,568.00	7,825.00	0.00	60,393.00
Estoppels	150.00	0.00	0.00	150.00
Interest Income	160.54	159.09	0.00	319.63
INTEREST INCOME-BBT MM	0.34	0.31	0.00	0.65
Total Income	<u>52,878.88</u>	<u>7,984.40</u>	<u>0.00</u>	<u>60,863.28</u>
Gross Profit	52,878.88	7,984.40	0.00	60,863.28
Expense				
Attorney Retainer & Fees	0.00	1,784.25	0.00	1,784.25
Backround Checks	30.00	0.00	0.00	30.00
Electricity	456.35	456.35	0.00	912.70
Insurance- D & O	0.00	1,960.44	0.00	1,960.44
Insurance-Liability Insurance	1,204.62	1,211.50	0.00	2,416.12
Insurance - Umbrella	0.00	195.00	0.00	195.00
Office Supplies/Postage	348.71	546.40	0.00	895.11
Reserve Fund	46,800.00	0.00	0.00	46,800.00
Social Committee	28.00	0.00	0.00	28.00
Streets and Maintenance	311.61	0.00	0.00	311.61
Total Expense	<u>49,179.29</u>	<u>6,153.94</u>	<u>0.00</u>	<u>55,333.23</u>
Net Ordinary Income	3,699.59	1,830.46	0.00	5,530.05
Other Income/Expense				
Other Income				
UNIDENTIFIED DEPOSIT	0.00	0.00	0.00	0.00
Total Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Other Income	0.00	0.00	0.00	0.00
Net Income	<u><u>3,699.59</u></u>	<u><u>1,830.46</u></u>	<u><u>0.00</u></u>	<u><u>5,530.05</u></u>