

**CYPRESSWOOD COMMUNITY ASSOCIATION  
STATEMENT OF INCOME AND EXPENSES  
FOR THE PERIOD ENDING APRIL 30, 2009**

	<u>4/30/09</u> <u>ACTUAL</u>	<u>YEAR-</u> <u>TO-DATE</u> <u>ACTUAL</u>	<u>ANNUAL</u> <u>BUDGET</u>	<u>UNUSED</u> <u>EXPENSE</u> <u>BUDGETS</u>
<b><u>REVENUE</u></b>				
Maintenance Fee Revenue Earned	\$43,205.13	\$172,401.33	\$524,371.00	
Recreation Fund Revenue	\$26,132.17	\$103,165.98	\$287,138.00	
Late Fees	606.64	2,498.40	7,500.00	
Legal Fees Recovered	11,094.17	25,190.15	30,000.00	
Mowing Fees Recovered	0.00	0.00	500.00	
Returned Checks Recovered	(25.00)	225.00	0.00	
Facilities Rental	505.00	2,555.00	8,000.00	
Events Revenue	101.27	426.27	6,000.00	
Key Revenue	0.00	0.00	2,000.00	
Pool ID Revenue	0.00	5.00	0.00	
Cable TV Franchise Revenue	(101.27)	0.00	0.00	
Sales Tax Refund Revenue	0.00	0.00	0.00	
Miscellaneous Revenue	0.00	0.00	0.00	
Total Association Revenue	<u>\$81,518.11</u>	<u>\$306,467.13</u>	<u>\$865,509.00</u>	
<b>Other Revenue</b>				
Interest on Invested Funds	<u>\$242.39</u>	<u>\$667.77</u>	<u>\$15,000.00</u>	
<b><u>TOTAL REVENUE</u></b>	<u>\$81,760.50</u>	<u>\$307,134.90</u>	<u>\$880,509.00</u>	
<b><u>OPERATING EXPENSES</u></b>				
Management Services Contract	\$4,437.00	\$17,748.00	\$53,244.00	\$35,496.00
Legal Fees and Services	5,251.69	15,520.67	55,000.00	39,479.33
Bad Debt/Foreclosures	1,140.25	3,145.05	25,000.00	21,854.95
Audit/Accounting Fees	0.00	0.00	400.00	400.00
<b><u>Total Management Expenses</u></b>	<u>10,828.94</u>	<u>36,413.72</u>	<u>133,644.00</u>	<u>97,230.28</u>
Security Patrol Contract	\$14,354.00	\$57,558.14	\$175,594.00	\$118,035.86
Security Patrol Reimbursement	(1,853.67)	(7,414.68)	(22,244.00)	(14,829.32)
Security - Alarm	10.00	219.85	1,300.00	1,080.15
<b><u>Total Security Expenses</u></b>	<u>12,510.33</u>	<u>50,363.31</u>	<u>154,650.00</u>	<u>104,286.69</u>
Community Communications/Website	\$0.00	\$0.00	\$500.00	\$500.00
Holiday Decorations	0.00	0.00	500.00	500.00
Community Events	(750.92)	2,097.50	5,500.00	3,402.50
Activities Director	\$2,048.75	\$6,250.00	\$21,690.00	\$15,440.00
Rec Center Maintenance Personnel	585.00	2,277.00	7,000.00	4,723.00
<b><u>Total Activities Expenses</u></b>	<u>\$1,882.83</u>	<u>\$10,624.50</u>	<u>\$35,190.00</u>	<u>\$24,565.50</u>
Pool Operations Contract	\$1,600.00	\$6,250.00	\$88,335.00	\$82,085.00
Pool Maintenance	0.00	16,501.93	5,000.00	(11,501.93)
Swim Team	0.00	0.00	1,200.00	1,200.00
<b><u>Total Pool Expenses</u></b>	<u>\$1,600.00</u>	<u>\$22,751.93</u>	<u>\$94,535.00</u>	<u>\$71,783.07</u>

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Lock / Key Expense	\$125.00	\$723.50	\$1,500.00	\$776.50
Office Supplies	32.23	588.96	2,500.00	1,911.04
Janitorial Supplies	198.46	727.79	2,500.00	1,772.21
Clubhouse Maintenance East	0.00	330.78	6,000.00	5,669.22
Clubhouse Maintenance West	293.30	4,748.20	2,000.00	(2,748.20)
Clubhouse Expense	0.00	0.00	500.00	500.00
Tennis Court Maintenance	(4,400.00)	34.80	6,500.00	6,465.20
Pest Control Contract	\$560.00	\$560.00	\$5,800.00	\$5,240.00
Playground Maintenance	0.00	143.56	2,500.00	2,356.44
<b><u>Total Recreation Area Expenses</u></b>	<b>(\$3,191.01)</b>	<b>\$7,857.59</b>	<b>\$29,800.00</b>	<b>\$21,942.41</b>
Street Lights	\$6,973.37	\$16,206.55	\$84,000.00	\$67,793.45
Electricity	2,326.49	9,248.01	48,000.00	38,751.99
Water/Sewer	1,828.48	8,472.74	18,000.00	9,527.26
Telephone	248.15	864.83	6,201.00	5,336.17
Gas	135.32	577.39	1,000.00	422.61
<b><u>Total Utilities Expense</u></b>	<b>11,511.81</b>	<b>35,369.52</b>	<b>157,201.00</b>	<b>121,831.48</b>
Grounds Maintenance Contract	\$6,695.00	\$26,325.00	\$80,339.00	\$54,014.00
Property Mowing	90.00	90.00	1,500.00	1,410.00
Irrigation System	0.00	956.00	3,500.00	2,544.00
Shrubbery Replacement/Annuals	0.00	0.00	3,000.00	3,000.00
Tree Removal	0.00	0.00	2,500.00	2,500.00
General Grounds Maintenance	4,400.00	13,680.00	2,500.00	(11,180.00)
<b><u>Grounds Maintenance Expenses</u></b>	<b>\$11,185.00</b>	<b>\$41,051.00</b>	<b>\$93,339.00</b>	<b>\$52,288.00</b>
Insurance	767.00	767.00	21,000.00	20,233.00
Employment Taxes	383.24	1,241.36	3,800.00	2,558.64
Property Taxes	0.00	0.00	10.00	10.00
Newsletter	494.32	2,647.54	6,000.00	3,352.46
Bank Service Charges	0.00	403.79	500.00	96.21
Postage	1,677.40	2,183.40	6,000.00	3,816.60
Photocopying	1,177.65	1,811.85	2,500.00	688.15
Fax Charges	34.00	118.00	1,000.00	882.00
Invoicing	236.50	236.50	2,000.00	1,763.50
Manager Demand Letters	0.00	0.00	7,500.00	7,500.00
Payroll Administration	81.19	769.90	2,500.00	1,730.10
Miscellaneous Expenses	0.00	0.00	0.00	0.00
<b><u>Total Administrative Expenses</u></b>	<b>\$4,851.30</b>	<b>\$10,179.34</b>	<b>\$52,810.00</b>	<b>\$42,630.66</b>
Depreciation Expense	\$0.00	\$0.00	\$0.00	\$0.00
<b><u>TOTAL EXPENSES</u></b>	<b>\$51,179.20</b>	<b>\$214,610.91</b>	<b>\$751,169.00</b>	<b>\$536,558.09</b>
<b>REVENUE OVER/(UNDER) EXPENSES</b>	<b>\$30,581.30</b>	<b>\$92,523.99</b>	<b>\$129,340.00</b>	

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Pool Furniture/Pool Shade	\$0.00	\$0.00	\$50,000.00	\$50,000.00
Clubhouse Equipment	\$0.00	\$0.00	\$0.00	\$0.00
Snow Cone/Cotton Candy Machine	\$935.58	\$935.58	\$0.00	(\$935.58)
Cash Reserve	\$0.00	\$0.00	\$79,340.00	\$79,340.00
Principal Reduction	\$0.00	\$0.00	\$0.00	\$0.00
<b><u>Major Improvement Expense</u></b>	<u>\$935.58</u>	<u>\$935.58</u>	<u>\$129,340.00</u>	<u>\$128,404.42</u>
<b>Total Capital Items</b>	<u>\$935.58</u>	<u>\$935.58</u>	<u>\$129,340.00</u>	<u>\$664,962.51</u>
<b>NET CASH FLOW</b>	\$29,645.72	\$91,588.41	\$0.00	