

**CYPRESSWOOD COMMUNITY ASSOCIATION
STATEMENT OF INCOME AND EXPENSES
FOR THE PERIOD ENDING DECEMBER 31, 2009**

	12/31/09 ACTUAL	YEAR- TO-DATE ACTUAL	ANNUAL BUDGET	UNUSED EXPENSE BUDGETS
<u>REVENUE</u>				
Maintenance Fee Revenue Earned	\$43,812.13	\$519,668.79	\$524,371.00	
Recreation Fund Revenue	\$25,677.17	\$310,826.05	\$287,138.00	
Late Fees	201.08	5,469.82	7,500.00	
Legal Fees Recovered	625.00	49,562.95	30,000.00	
Mowing Fees Recovered	0.00	5,329.75	500.00	
Returned Checks Recovered	0.00	325.00	0.00	
Facilities Rental	675.00	6,700.00	8,000.00	
Events Revenue	150.00	6,646.32	6,000.00	
Key Revenue	50.00	840.00	2,000.00	
Pool ID Revenue	0.00	1,044.00	0.00	
Sales Tax Refund Revenue	0.00	138.71	0.00	
Miscellaneous Revenue	0.00	324.93	0.00	
Total Association Revenue	\$71,190.38	\$906,876.32	\$865,509.00	
Other Revenue				
Interest on Invested Funds	\$435.37	\$5,159.51	\$15,000.00	
<u>TOTAL REVENUE</u>	\$71,625.75	\$912,035.83	\$880,509.00	
<u>OPERATING EXPENSES</u>				
Management Services Contract	\$4,437.00	\$53,244.00	\$53,244.00	\$0.00
Legal Fees and Services	2,124.68	62,152.95	55,000.00	(7,152.95)
Bad Debt/Foreclosure	(2,311.96)	6,124.49	25,000.00	18,875.51
Audit/Accounting Fees	0.00	415.00	400.00	(15.00)
<u>Total Management Expenses</u>	4,249.72	121,936.44	133,644.00	11,707.56
Security Patrol Contract	\$14,354.00	\$173,087.14	\$175,594.00	\$2,506.86
Security Patrol Reimbursement	(1,853.67)	(22,244.04)	(22,244.00)	\$0.04
Security - Alarm	554.85	1,194.40	1,300.00	105.60
<u>Total Security Expenses</u>	13,055.18	152,037.50	154,650.00	2,612.50
Community Communications/Website	\$0.00	\$228.95	\$500.00	\$271.05
Holiday Decorations	0.00	600.00	500.00	(100.00)
Community Events	0.00	11,046.62	5,500.00	(5,546.62)
Activities Director	\$1,653.00	\$22,286.75	\$21,690.00	(\$596.75)
Rec Center Maintenance Personnel	562.50	7,020.00	7,000.00	(20.00)
<u>Total Activities Expenses</u>	\$2,215.50	\$41,182.32	\$35,190.00	(\$5,992.32)
Pool Operations Contract	\$1,600.00	\$86,663.00	\$88,335.00	\$1,672.00
Pool Maintenance	0.00	17,980.35	5,000.00	(12,980.35)
Swim Team	0.00	0.00	1,200.00	1,200.00
<u>Total Pool Expenses</u>	\$1,600.00	\$104,643.35	\$94,535.00	(\$10,108.35)

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	12/31/09	YEAR- TO-DATE	ANNUAL	UNUSED
	<u>ACTUAL</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>EXPENSE BUDGETS</u>
Lock / Key Expense	\$0.00	\$1,507.49	\$1,500.00	(\$7.49)
Office Supplies	9.51	1,973.92	2,500.00	526.08
Janitorial Supplies	237.01	1,774.22	2,500.00	725.78
Clubhouse Maintenance East	402.24	14,090.62	6,000.00	(8,090.62)
Clubhouse Maintenance West	0.00	6,437.83	2,000.00	(4,437.83)
Clubhouse Expense	81.93	170.29	500.00	329.71
Tennis Court Maintenance	0.00	4,080.03	6,500.00	2,419.97
Pest Control Contract	\$0.00	\$3,160.00	\$5,800.00	\$2,640.00
Playground Maintenance	0.00	2,530.84	2,500.00	(30.84)
<u>Total Recreation Area Expenses</u>	\$730.69	\$35,725.24	\$29,800.00	(\$5,925.24)
Street Lights	\$6,418.48	\$75,396.10	\$84,000.00	\$8,603.90
Electricity	96.04	33,287.40	48,000.00	14,712.60
Water/Sewer	246.55	29,861.06	18,000.00	(11,861.06)
Telephone	362.27	3,496.84	6,201.00	2,704.16
Gas	88.41	891.77	1,000.00	108.23
<u>Total Utilities Expense</u>	7,211.75	142,933.17	157,201.00	14,267.83
Grounds Maintenance Contract	\$6,971.75	\$81,268.75	\$80,339.00	(\$929.75)
Property Mowing	0.00	625.00	1,500.00	875.00
Irrigation System	390.61	3,268.08	3,500.00	231.92
Shrubbery Replacement/Annuals	392.00	1,202.48	3,000.00	1,797.52
Tree Removal	0.00	1,785.00	2,500.00	715.00
General Grounds Maintenance	0.00	17,794.53	2,500.00	(15,294.53)
<u>Grounds Maintenance Expenses</u>	\$7,754.36	\$105,943.84	\$93,339.00	(\$12,604.84)
Insurance	0.00	20,017.00	21,000.00	983.00
Employment Taxes	263.92	4,098.82	3,800.00	(298.82)
Property Taxes	0.00	5.31	10.00	4.69
Newsletter	0.00	6,307.48	6,000.00	(307.48)
Bank Service Charges	30.00	653.79	500.00	(153.79)
Postage	906.50	6,919.16	6,000.00	(919.16)
Photocopying	673.40	4,942.25	2,500.00	(2,442.25)
Fax Charges	18.00	445.00	1,000.00	555.00
Invoicing	858.50	1,204.50	2,000.00	795.50
Manager Demand Letters	0.00	7,595.00	7,500.00	(95.00)
Payroll Administration	146.50	2,151.29	2,500.00	348.71
Miscellaneous Expenses	150.00	284.37	0.00	(284.37)
<u>Total Administrative Expenses</u>	\$3,046.82	\$54,623.97	\$52,810.00	(\$1,813.97)
Depreciation Expense	\$0.00	\$0.00	\$0.00	\$0.00
<u>TOTAL EXPENSES</u>	\$39,864.02	\$759,025.83	\$751,169.00	(\$7,856.83)
REVENUE OVER/(UNDER) EXPENSES	\$31,761.73	\$153,010.00	\$129,340.00	

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	<u>ACTUAL</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>EXPENSE</u>
				<u>BUDGETS</u>
Pool Furniture/Pool Shade	\$0.00	\$41,619.18	\$50,000.00	\$8,380.82
Sign Board/East Clubhouse	\$0.00	\$2,400.00	\$0.00	(\$2,400.00)
Snow Cone/Cotton Candy Machine	\$0.00	\$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
<i><u>Major Improvement Expense</u></i>	<u>\$0.00</u>	<u>\$44,954.76</u>	<u>\$129,340.00</u>	<u>\$84,385.24</u>
Total Capital Items	<u>\$0.00</u>	<u>\$44,954.76</u>	<u>\$129,340.00</u>	<u>\$76,528.41</u>
NET CASH FLOW	\$31,761.73	\$108,055.24	\$0.00	