

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

	<u>1/31/09</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	\$42,763.43	\$42,763.43	\$524,371.00	
Recreation Fund Revenue	\$26,314.17	\$26,314.17	\$287,138.00	
Late Fees	253.35	253.35	7,500.00	
Legal Fees Recovered	797.27	797.27	30,000.00	
Mowing Fees Recovered	0.00	0.00	500.00	
Returned Checks Recovered	100.00	100.00	0.00	
Facilities Rental	750.00	750.00	8,000.00	
Events Revenue	0.00	0.00	6,000.00	
Key Revenue	0.00	0.00	2,000.00	
Pool ID Revenue	0.00	0.00	0.00	
Sales Tax Refund Revenue	0.00	0.00	0.00	
Revenue Adjustment	0.00	0.00	0.00	
Miscellaneous Revenue	0.00	0.00	0.00	
Total Association Revenue	<u>\$70,978.22</u>	<u>\$70,978.22</u>	<u>\$865,509.00</u>	
<b>Other Revenue</b>				
Interest on Invested Funds	<u>\$252.17</u>	<u>\$252.17</u>	<u>\$15,000.00</u>	
<b><u>TOTAL REVENUE</u></b>	<u>\$71,230.39</u>	<u>\$71,230.39</u>	<u>\$880,509.00</u>	
<b><u>OPERATING EXPENSES</u></b>				
Management Services Contract	\$4,437.00	\$4,437.00	\$53,244.00	\$48,807.00
Legal Fees and Services	350.00	350.00	55,000.00	54,650.00
Bad Debt/Foreclosures	3,017.20	3,017.20	25,000.00	21,982.80
Audit/Accounting Fees	0.00	0.00	400.00	400.00
<b><u>Total Management Expenses</u></b>	<u>7,804.20</u>	<u>7,804.20</u>	<u>133,644.00</u>	<u>125,839.80</u>
Security Patrol Contract	\$14,496.14	\$14,496.14	\$175,594.00	\$161,097.86
Security Patrol Reimbursement	(1,853.67)	(1,853.67)	(22,244.00)	(\$20,390.33)
Security - Alarm	0.00	0.00	1,300.00	1,300.00
<b><u>Total Security Expenses</u></b>	<u>12,642.47</u>	<u>12,642.47</u>	<u>154,650.00</u>	<u>142,007.53</u>
Community Communications/Website	\$0.00	\$0.00	\$500.00	\$500.00
Holiday Decorations	0.00	0.00	500.00	500.00
Community Events	98.83	98.83	5,500.00	5,401.17
Activities Director	\$1,508.00	\$1,508.00	\$21,690.00	\$20,182.00
Rec Center Maintenance Personnel	540.00	540.00	7,000.00	6,460.00
<b><u>Total Activities Expenses</u></b>	<u>\$2,146.83</u>	<u>\$2,146.83</u>	<u>\$35,190.00</u>	<u>\$33,043.17</u>
Pool Operations Contract	\$1,550.00	\$1,550.00	\$88,335.00	\$86,785.00
Pool Maintenance	0.00	0.00	5,000.00	5,000.00
Swim Team	0.00	0.00	1,200.00	1,200.00
<b><u>Total Pool Expenses</u></b>	<u>\$1,550.00</u>	<u>\$1,550.00</u>	<u>\$94,535.00</u>	<u>\$92,985.00</u>

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	<u>1/31/09 ACTUAL</u>	<u>YEAR- TO-DATE ACTUAL</u>	<u>ANNUAL BUDGET</u>	<u>UNUSED EXPENSE BUDGETS</u>
Lock / Key Expense	\$0.00	\$0.00	\$1,500.00	\$1,500.00
Office Supplies	109.34	109.34	2,500.00	2,390.66
Janitorial Supplies	220.17	220.17	2,500.00	2,279.83
Clubhouse Maintenance East	0.00	0.00	6,000.00	6,000.00
Clubhouse Maintenance West	4,365.00	4,365.00	2,000.00	(2,365.00)
Clubhouse Expense	0.00	0.00	500.00	500.00
Tennis Court Maintenance	34.80	34.80	6,500.00	6,465.20
Pest Control Contract	\$0.00	\$0.00	\$5,800.00	\$5,800.00
Playground Maintenance	0.00	0.00	2,500.00	2,500.00
<b><u>Total Recreation Area Expenses</u></b>	<b>\$4,729.31</b>	<b>\$4,729.31</b>	<b>\$29,800.00</b>	<b>\$25,070.69</b>
Street Lights	\$0.00	\$0.00	\$84,000.00	\$84,000.00
Electricity	0.00	0.00	48,000.00	48,000.00
Water/Sewer	1,754.79	1,754.79	18,000.00	16,245.21
Telephone	166.34	166.34	6,201.00	6,034.66
Gas	0.00	0.00	1,000.00	1,000.00
<b><u>Total Utilities Expense</u></b>	<b>1,921.13</b>	<b>1,921.13</b>	<b>157,201.00</b>	<b>155,279.87</b>
Grounds Maintenance Contract	\$6,240.00	\$6,240.00	\$80,339.00	\$74,099.00
Property Mowing	0.00	0.00	1,500.00	1,500.00
Irrigation System	781.00	781.00	3,500.00	2,719.00
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
Entrance Sign Maintenance	0.00	0.00	0.00	0.00
General Grounds Maintenance	9,280.00	9,280.00	2,500.00	(6,780.00)
<b><u>Grounds Maintenance Expenses</u></b>	<b>\$16,301.00</b>	<b>\$16,301.00</b>	<b>\$93,339.00</b>	<b>\$77,038.00</b>
Loan Interest	\$0.00	\$0.00	\$0.00	\$0.00
Insurance	0.00	0.00	21,000.00	21,000.00
Employment Taxes	301.39	301.39	3,800.00	3,498.61
Property Taxes	0.00	0.00	10.00	10.00
Newsletter	0.00	0.00	6,000.00	6,000.00
Bank Service Charges	8.09	8.09	500.00	491.91
Postage	0.00	0.00	6,000.00	6,000.00
Photocopying	0.00	0.00	2,500.00	2,500.00
Fax Charges	0.00	0.00	1,000.00	1,000.00
Invoicing	0.00	0.00	2,000.00	2,000.00
Manager Demand Letters	0.00	0.00	7,500.00	7,500.00
Meeting Expenses	0.00	0.00	0.00	0.00
Payroll Administration	183.15	183.15	2,500.00	2,316.85
Miscellaneous Expenses	0.00	0.00	0.00	0.00
<b><u>Total Administrative Expenses</u></b>	<b>\$492.63</b>	<b>\$492.63</b>	<b>\$52,810.00</b>	<b>\$52,317.37</b>
<b><u>TOTAL EXPENSES</u></b>	<b>\$47,587.57</b>	<b>\$47,587.57</b>	<b>\$751,169.00</b>	<b>\$838,721.43</b>
<b>REVENUE OVER/(UNDER) EXPENSES</b>	<b>\$23,642.82</b>	<b>\$23,642.82</b>	<b>\$129,340.00</b>	

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Depreciation Expense	\$0.00	\$0.00	\$0.00	\$0.00
Louetta Fence Replacement	\$0.00	\$0.00	\$0.00	\$0.00
Pool Furniture	\$0.00	\$0.00	\$50,000.00	\$50,000.00
East Pool Parking Area	\$0.00	\$0.00	\$0.00	\$0.00
Diving Board	\$0.00	\$0.00	\$0.00	\$0.00
Cash Reserve	\$0.00	\$0.00	\$79,340.00	\$79,340.00
Principal Reduction	\$0.00	\$0.00	\$0.00	\$0.00
<u>Major Improvement Expense</u>	\$0.00	\$0.00	\$129,340.00	\$129,340.00
<b>Total Capital Items</b>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$129,340.00</u>	<u>\$129,340.00</u>
<b>NET CASH FLOW</b>	\$23,642.82	\$23,642.82	\$0.00	