

**CYPRESSWOOD COMMUNITY ASSOCIATION  
STATEMENT OF INCOME AND EXPENSES  
FOR THE PERIOD ENDING JANUARY 31, 2010**

	<u>1/31/10</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	\$43,257.50	\$43,257.50	\$519,998.00	
Recreation Fund Revenue	\$24,966.96	\$24,966.96	\$316,316.00	
Late Fees	107.27	107.27	5,000.00	
Legal Fees Recovered	4,243.43	4,243.43	30,000.00	
Mowing Fees Recovered	0.00	0.00	500.00	
Returned Checks Recovered	0.00	0.00	0.00	
Facilities Rental	1,375.00	1,375.00	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	
Miscellaneous Revenue	0.00	0.00	0.00	
Total Association Revenue	\$73,950.16	\$73,950.16	\$887,814.00	
<b>Other Revenue</b>				
Interest on Invested Funds	\$220.54	\$220.54	\$3,000.00	
<b><u>TOTAL REVENUE</u></b>	<b>\$74,170.70</b>	<b>\$74,170.70</b>	<b>\$890,814.00</b>	
<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	345.00	345.00	55,000.00	54,655.00
Bad Debt/Foreclosure	0.00	0.00	15,000.00	15,000.00
Audit/Accounting Fees	0.00	0.00	500.00	500.00
<b><u>Total Management Expenses</u></b>	<b>4,782.00</b>	<b>4,782.00</b>	<b>123,744.00</b>	<b>118,962.00</b>
Security Patrol Contract	\$15,373.00	\$15,373.00	\$187,885.00	\$172,512.00
Security Patrol Reimbursement	(1,983.41)	(1,983.41)	(23,801.00)	(\$21,817.59)
Security - Alarm	0.00	0.00	1,000.00	1,000.00
<b><u>Total Security Expenses</u></b>	<b>13,389.59</b>	<b>13,389.59</b>	<b>165,084.00</b>	<b>151,694.41</b>
Community Communications/Website	\$0.00	\$0.00	\$500.00	\$500.00
Holiday Decorations	0.00	0.00	500.00	500.00
Community Events	0.00	0.00	12,000.00	12,000.00
Activities Director	\$1,569.50	\$1,569.50	\$25,000.00	\$23,430.50
Rec Center Maintenance Personnel	585.00	585.00	7,000.00	6,415.00
<b><u>Total Activities Expenses</u></b>	<b>\$2,154.50</b>	<b>\$2,154.50</b>	<b>\$45,000.00</b>	<b>\$42,845.50</b>
Pool Operations Contract	\$1,600.00	\$1,600.00	\$88,335.00	\$86,735.00
Pool Maintenance	0.00	0.00	5,000.00	5,000.00
Swim Team	0.00	0.00	0.00	0.00
<b><u>Total Pool Expenses</u></b>	<b>\$1,600.00</b>	<b>\$1,600.00</b>	<b>\$93,335.00</b>	<b>\$91,735.00</b>

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Lock / Key Expense	\$0.00	\$0.00	\$2,000.00	\$2,000.00
Office Supplies	63.98	63.98	2,500.00	2,436.02
Janitorial Supplies	0.00	0.00	1,500.00	1,500.00
Clubhouse Maintenance East	0.00	0.00	10,000.00	10,000.00
Clubhouse Maintenance West	0.00	0.00	5,500.00	5,500.00
Clubhouse Expense	0.00	0.00	0.00	0.00
Tennis Court Maintenance	426.40	426.40	5,000.00	4,573.60
Pest Control Contract	\$0.00	\$0.00	\$4,000.00	\$4,000.00
Playground Maintenance	0.00	0.00	3,000.00	3,000.00
<b><u>Total Recreation Area Expenses</u></b>	<u>\$490.38</u>	<u>\$490.38</u>	<u>\$33,500.00</u>	<u>\$33,009.62</u>
Street Lights	\$5,427.51	\$5,427.51	\$75,000.00	\$69,572.49
Electricity	0.00	0.00	42,000.00	42,000.00
Water/Sewer	0.00	0.00	38,926.00	38,926.00
Telephone	261.37	261.37	4,000.00	3,738.63
Gas	0.00	0.00	1,000.00	1,000.00
<b><u>Total Utilities Expense</u></b>	<u>5,688.88</u>	<u>5,688.88</u>	<u>160,926.00</u>	<u>155,237.12</u>
Grounds Maintenance Contract	\$6,971.75	\$6,971.75	\$80,339.00	\$73,367.25
Property Mowing	0.00	0.00	1,500.00	1,500.00
Irrigation System	0.00	0.00	5,000.00	5,000.00
Shrubbery Replacement/Annuals	0.00	0.00	1,500.00	1,500.00
Tree Removal	0.00	0.00	4,000.00	4,000.00
General Grounds Maintenance	0.00	0.00	7,000.00	7,000.00
<b><u>Grounds Maintenance Expenses</u></b>	<u>\$6,971.75</u>	<u>\$6,971.75</u>	<u>\$99,339.00</u>	<u>\$92,367.25</u>
Insurance	0.00	0.00	21,000.00	21,000.00
Employment Taxes	238.10	238.10	4,300.00	4,061.90
Property Taxes	1.76	1.76	10.00	8.24
Newsletter	527.46	527.46	7,000.00	6,472.54
Bank Service Charges	0.00	0.00	750.00	750.00
Postage	0.00	0.00	6,000.00	6,000.00
Photocopying	0.00	0.00	4,000.00	4,000.00
Fax Charges	0.00	0.00	500.00	500.00
Invoicing	0.00	0.00	500.00	500.00
Manager Demand Letters	0.00	0.00	7,500.00	7,500.00
Payroll Administration	80.06	80.06	2,100.00	2,019.94
Miscellaneous Expenses	0.00	0.00	0.00	0.00
<b><u>Total Administrative Expenses</u></b>	<u>\$847.38</u>	<u>\$847.38</u>	<u>\$53,660.00</u>	<u>\$52,812.62</u>
Depreciation Expense	\$0.00	\$0.00	\$0.00	\$0.00
<b><u>TOTAL EXPENSES</u></b>	<u>\$35,924.48</u>	<u>\$35,924.48</u>	<u>\$774,588.00</u>	<u>\$738,663.52</u>
<b>REVENUE OVER/(UNDER) EXPENSES</b>	<u>\$38,246.22</u>	<u>\$38,246.22</u>	<u>\$116,226.00</u>	

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	<b><u>ACTUAL</u></b>	<b><u>ACTUAL</u></b>	<b><u>BUDGET</u></b>	<b><u>EXPENSE</u></b>
				<b><u>BUDGETS</u></b>
Pool Furniture/Pool Shade	\$0.00	\$0.00	\$2,000.00	\$2,000.00
West CH Electrical	\$0.00	\$0.00	\$15,000.00	\$15,000.00
Sign Board/East Clubhouse	\$0.00	\$0.00	\$0.00	\$0.00
Snow Cone/Cotton Candy Machine	\$0.00	\$0.00	\$0.00	\$0.00
Cash Reserve	\$0.00	\$0.00	\$99,226.00	\$99,226.00
Principal Reduction	\$0.00	\$0.00	\$0.00	\$0.00
<b><u>Major Improvement Expense</u></b>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$116,226.00</u>	<u>\$116,226.00</u>
<b>Total Capital Items</b>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$116,226.00</u>	<u>\$854,889.52</u>
<b>NET CASH FLOW</b>	\$38,246.22	\$38,246.22	\$0.00	