

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

	<u>7/31/09</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>
<u>REVENUE</u>				
Maintenance Fee Revenue Earned	\$43,509.53	\$302,105.68	\$524,371.00	
Recreation Fund Revenue	\$26,208.72	\$181,056.64	\$287,138.00	
Late Fees	176.60	3,861.38	7,500.00	
Legal Fees Recovered	3,834.91	29,720.46	30,000.00	
Mowing Fees Recovered	170.00	335.00	500.00	
Returned Checks Recovered	100.00	325.00	0.00	
Facilities Rental	350.00	4,575.00	8,000.00	
Events Revenue	3,870.05	6,266.32	6,000.00	
Key Revenue	382.00	750.00	2,000.00	
Pool ID Revenue	418.00	872.00	0.00	
Sales Tax Refund Revenue	0.00	0.00	0.00	
Miscellaneous Revenue	0.00	0.00	0.00	
Total Association Revenue	\$79,019.81	\$529,867.48	\$865,509.00	
Other Revenue				
Interest on Invested Funds	\$167.62	\$1,228.59	\$15,000.00	
<u>TOTAL REVENUE</u>	\$79,187.43	\$531,096.07	\$880,509.00	
<u>OPERATING EXPENSES</u>				
Management Services Contract	\$4,437.00	\$31,059.00	\$53,244.00	\$22,185.00
Legal Fees and Services	2,779.41	29,790.68	55,000.00	25,209.32
Bad Debt/Foreclosures	1,745.40	5,455.71	25,000.00	19,544.29
Audit/Accounting Fees	0.00	0.00	400.00	400.00
<u>Total Management Expenses</u>	8,961.81	66,305.39	133,644.00	67,338.61
Security Patrol Contract	\$14,354.00	\$100,620.14	\$175,594.00	\$74,973.86
Security Patrol Reimbursement	(1,853.67)	(12,975.69)	(22,244.00)	(\$9,268.31)
Security - Alarm	0.00	219.85	1,300.00	1,080.15
<u>Total Security Expenses</u>	12,500.33	87,864.30	154,650.00	66,785.70
Community Communications/Website	\$228.95	\$228.95	\$500.00	\$271.05
Holiday Decorations	0.00	0.00	500.00	500.00
Community Events	0.00	4,120.15	5,500.00	1,379.85
Activities Director	\$2,605.75	\$13,595.00	\$21,690.00	\$8,095.00
Rec Center Maintenance Personnel	648.00	4,086.00	7,000.00	2,914.00
<u>Total Activities Expenses</u>	\$3,482.70	\$22,030.10	\$35,190.00	\$13,159.90
Pool Operations Contract	\$23,147.00	\$57,507.00	\$88,335.00	\$30,828.00
Pool Maintenance	0.00	17,554.41	5,000.00	(12,554.41)
Swim Team	0.00	0.00	1,200.00	1,200.00
<u>Total Pool Expenses</u>	\$23,147.00	\$75,061.41	\$94,535.00	\$19,473.59

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Lock / Key Expense	\$78.00	\$1,438.50	\$1,500.00	\$61.50
Office Supplies	283.41	1,245.31	2,500.00	1,254.69
Janitorial Supplies	233.44	961.23	2,500.00	1,538.77
Clubhouse Maintenance East	878.97	3,274.17	6,000.00	2,725.83
Clubhouse Maintenance West	1,012.29	6,053.56	2,000.00	(4,053.56)
Clubhouse Expense	0.00	0.00	500.00	500.00
Tennis Court Maintenance	0.00	474.65	6,500.00	6,025.35
Pest Control Contract	\$400.00	\$1,860.00	\$5,800.00	\$3,940.00
Playground Maintenance	0.00	143.56	2,500.00	2,356.44
<u>Total Recreation Area Expenses</u>	\$2,886.11	\$15,450.98	\$29,800.00	\$14,349.02
Street Lights	\$12,965.62	\$43,133.42	\$84,000.00	\$40,866.58
Electricity	6,034.52	24,269.07	48,000.00	23,730.93
Water/Sewer	4,203.78	14,172.39	18,000.00	3,827.61
Telephone	461.31	1,823.41	6,201.00	4,377.59
Gas	19.74	687.72	1,000.00	312.28
<u>Total Utilities Expense</u>	23,684.97	84,086.01	157,201.00	73,114.99
Grounds Maintenance Contract	\$6,695.00	\$46,410.00	\$80,339.00	\$33,929.00
Property Mowing	170.00	335.00	1,500.00	1,165.00
Irrigation System	500.00	2,490.00	3,500.00	1,010.00
Shrubbery Replacement/Annuals	0.00	810.48	3,000.00	2,189.52
Tree Removal	215.00	285.00	2,500.00	2,215.00
General Grounds Maintenance	2,855.00	16,585.00	2,500.00	(14,085.00)
<u>Grounds Maintenance Expenses</u>	\$10,435.00	\$66,915.48	\$93,339.00	\$26,423.52
Insurance	0.00	20,522.00	21,000.00	478.00
Employment Taxes	473.43	2,573.32	3,800.00	1,226.68
Property Taxes	0.00	0.00	10.00	10.00
Newsletter	1,550.10	4,197.64	6,000.00	1,802.36
Bank Service Charges	125.00	528.79	500.00	(28.79)
Postage	195.47	4,493.14	6,000.00	1,506.86
Photocopying	362.74	3,550.65	2,500.00	(1,050.65)
Fax Charges	45.00	235.00	1,000.00	765.00
Invoicing	0.00	236.50	2,000.00	1,763.50
Manager Demand Letters	0.00	7,595.00	7,500.00	(95.00)
Payroll Administration	80.06	1,246.98	2,500.00	1,253.02
Miscellaneous Expenses	0.00	0.00	0.00	0.00
<u>Total Administrative Expenses</u>	\$2,831.80	\$45,179.02	\$52,810.00	\$7,630.98
Depreciation Expense	\$0.00	\$0.00	\$0.00	\$0.00
<u>TOTAL EXPENSES</u>	\$87,929.72	\$462,892.69	\$751,169.00	\$288,276.31
REVENUE OVER/(UNDER) EXPENSES	(\$8,742.29)	\$68,203.38	\$129,340.00	

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	7/31/09	YEAR- TO-DATE	ANNUAL	UNUSED
	<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>\$372,661.55</u>
NET CASH FLOW	(\$8,742.29)	\$23,248.62	\$0.00	