

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

	11/30/09 ACTUAL	YEAR- TO-DATE ACTUAL	ANNUAL BUDGET	UNUSED EXPENSE BUDGETS
<u>REVENUE</u>				
Maintenance Fee Revenue Earned	\$42,904.63	\$475,856.66	\$524,371.00	
Recreation Fund Revenue	\$25,196.54	\$285,148.88	\$287,138.00	
Late Fees	360.97	5,268.74	7,500.00	
Legal Fees Recovered	2,232.07	48,937.95	30,000.00	
Mowing Fees Recovered	4,704.75	5,329.75	500.00	
Returned Checks Recovered	0.00	325.00	0.00	
Facilities Rental	350.00	6,025.00	8,000.00	
Events Revenue	0.00	6,496.32	6,000.00	
Key Revenue	0.00	790.00	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	\$75,748.96	\$835,685.94	\$865,509.00	
Other Revenue				
Interest on Invested Funds	\$128.81	\$4,724.14	\$15,000.00	
<u>TOTAL REVENUE</u>	\$75,877.77	\$840,410.08	\$880,509.00	
<u>OPERATING EXPENSES</u>				
Management Services Contract	\$4,437.00	\$48,807.00	\$53,244.00	\$4,437.00
Legal Fees and Services	7,373.90	60,028.27	55,000.00	(5,028.27)
Bad Debt/Foreclosure	438.46	8,436.45	25,000.00	16,563.55
Audit/Accounting Fees	0.00	415.00	400.00	(15.00)
<u>Total Management Expenses</u>	12,249.36	117,686.72	133,644.00	15,957.28
Security Patrol Contract	\$14,351.00	\$158,733.14	\$175,594.00	\$16,860.86
Security Patrol Reimbursement	(1,853.67)	(20,390.37)	(22,244.00)	(\$1,853.63)
Security - Alarm	0.00	639.55	1,300.00	660.45
<u>Total Security Expenses</u>	12,497.33	138,982.32	154,650.00	15,667.68
Community Communications/Website	\$0.00	\$228.95	\$500.00	\$271.05
Holiday Decorations	0.00	600.00	500.00	(100.00)
Community Events	2,625.00	11,046.62	5,500.00	(5,546.62)
Activities Director	\$1,340.25	\$20,633.75	\$21,690.00	\$1,056.25
Rec Center Maintenance Personnel	576.00	6,457.50	7,000.00	542.50
<u>Total Activities Expenses</u>	\$4,541.25	\$38,966.82	\$35,190.00	(\$3,776.82)
Pool Operations Contract	\$1,600.00	\$85,063.00	\$88,335.00	\$3,272.00
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	\$103,043.35	\$94,535.00	(\$8,508.35)

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	11/30/09	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	0.00	1,964.41	2,500.00	535.59
Janitorial Supplies	0.00	1,537.21	2,500.00	962.79
Clubhouse Maintenance East	2,194.58	13,688.38	6,000.00	(7,688.38)
Clubhouse Maintenance West	351.82	6,437.83	2,000.00	(4,437.83)
Clubhouse Expense	0.00	88.36	500.00	411.64
Tennis Court Maintenance	130.00	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>	\$2,676.40	\$34,994.55	\$29,800.00	(\$5,194.55)
Street Lights	\$6,424.58	\$68,977.62	\$84,000.00	\$15,022.38
Electricity	1,632.11	33,191.36	48,000.00	14,808.64
Water/Sewer	2,254.50	29,614.51	18,000.00	(11,614.51)
Telephone	362.20	3,134.57	6,201.00	3,066.43
Gas	57.02	803.36	1,000.00	196.64
<u>Total Utilities Expense</u>	10,730.41	135,721.42	157,201.00	21,479.58
Grounds Maintenance Contract	\$6,971.75	\$74,297.00	\$80,339.00	\$6,042.00
Property Mowing	0.00	625.00	1,500.00	875.00
Irrigation System	387.47	2,877.47	3,500.00	622.53
Shrubbery Replacement/Annuals	0.00	810.48	3,000.00	2,189.52
Tree Removal	0.00	1,785.00	2,500.00	715.00
General Grounds Maintenance	1,209.53	17,794.53	2,500.00	(15,294.53)
<u>Grounds Maintenance Expenses</u>	\$8,568.75	\$98,189.48	\$93,339.00	(\$4,850.48)
Insurance	0.00	20,017.00	21,000.00	983.00
Employment Taxes	224.42	3,834.90	3,800.00	(34.90)
Property Taxes	4.96	5.31	10.00	4.69
Newsletter	1,054.92	6,307.48	6,000.00	(307.48)
Bank Service Charges	95.00	623.79	500.00	(123.79)
Postage	336.48	6,012.66	6,000.00	(12.66)
Photocopying	130.34	4,268.85	2,500.00	(1,768.85)
Fax Charges	47.00	427.00	1,000.00	573.00
Invoicing	0.00	346.00	2,000.00	1,654.00
Manager Demand Letters	0.00	7,595.00	7,500.00	(95.00)
Payroll Administration	167.81	2,004.79	2,500.00	495.21
Miscellaneous Expenses	134.37	134.37	0.00	(134.37)
<u>Total Administrative Expenses</u>	\$2,195.30	\$51,577.15	\$52,810.00	\$1,232.85
Depreciation Expense	\$0.00	\$0.00	\$0.00	\$0.00
<u>TOTAL EXPENSES</u>	\$55,058.80	\$719,161.81	\$751,169.00	\$32,007.19
REVENUE OVER/(UNDER) EXPENSES	\$20,818.97	\$121,248.27	\$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>\$116,392.43</u>
NET CASH FLOW	\$20,818.97	\$76,293.51	\$0.00	