

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

	10/31/09 <u>ACTUAL</u>	YEAR- TO-DATE <u>ACTUAL</u>	ANNUAL <u>BUDGET</u>	UNUSED EXPENSE <u>BUDGETS</u>
<u>REVENUE</u>				
Maintenance Fee Revenue Earned	\$43,509.63	\$432,952.03	\$524,371.00	
Recreation Fund Revenue	\$26,314.17	\$259,952.34	\$287,138.00	
Late Fees	209.14	4,907.77	7,500.00	
Legal Fees Recovered	6,126.41	46,705.88	30,000.00	
Mowing Fees Recovered	145.00	625.00	500.00	
Returned Checks Recovered	0.00	325.00	0.00	
Facilities Rental	189.00	5,675.00	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	36.00	1,044.00	0.00	
Sales Tax Refund Revenue	0.00	138.71	0.00	
Miscellaneous Revenue	324.93	324.93	0.00	
Total Association Revenue	<u>\$76,854.28</u>	<u>\$759,936.98</u>	<u>\$865,509.00</u>	
Other Revenue				
Interest on Invested Funds	\$121.82	\$4,595.33	\$15,000.00	
<u>TOTAL REVENUE</u>	<u>\$76,976.10</u>	<u>\$764,532.31</u>	<u>\$880,509.00</u>	
<u>OPERATING EXPENSES</u>				
Management Services Contract	\$4,437.00	\$44,370.00	\$53,244.00	\$8,874.00
Legal Fees and Services	8,707.65	52,654.37	55,000.00	2,345.63
Bad Debt/Foreclosure	0.00	7,997.99	25,000.00	17,002.01
Audit/Accounting Fees	0.00	415.00	400.00	(15.00)
<u>Total Management Expenses</u>	<u>13,144.65</u>	<u>105,437.36</u>	<u>133,644.00</u>	<u>28,206.64</u>
Security Patrol Contract	\$15,054.00	\$144,382.14	\$175,594.00	\$31,211.86
Security Patrol Reimbursement	(1,853.67)	(18,536.70)	(22,244.00)	(\$3,707.30)
Security - Alarm	0.00	639.55	1,300.00	660.45
<u>Total Security Expenses</u>	<u>13,200.33</u>	<u>126,484.99</u>	<u>154,650.00</u>	<u>28,165.01</u>
Community Communications/Website	\$0.00	\$228.95	\$500.00	\$271.05
Holiday Decorations	600.00	600.00	500.00	(100.00)
Community Events	0.00	8,421.62	5,500.00	(2,921.62)
Activities Director	\$1,891.50	\$19,293.50	\$21,690.00	\$2,396.50
Rec Center Maintenance Personnel	666.00	5,881.50	7,000.00	1,118.50
<u>Total Activities Expenses</u>	<u>\$3,157.50</u>	<u>\$34,425.57</u>	<u>\$35,190.00</u>	<u>\$764.43</u>
Pool Operations Contract	\$1,600.00	\$83,463.00	\$88,335.00	\$4,872.00
Pool Maintenance	(95.00)	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>	<u>\$1,505.00</u>	<u>\$101,443.35</u>	<u>\$94,535.00</u>	<u>(\$6,908.35)</u>

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	<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	287.23	1,964.41	2,500.00	535.59
Janitorial Supplies	280.07	1,537.21	2,500.00	962.79
Clubhouse Maintenance East	7,075.85	11,493.80	6,000.00	(5,493.80)
Clubhouse Maintenance West	0.00	6,086.01	2,000.00	(4,086.01)
Clubhouse Expense	45.38	88.36	500.00	411.64
Tennis Court Maintenance	1,448.16	3,950.03	6,500.00	2,549.97
Pest Control Contract	\$400.00	\$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>	\$9,536.69	\$32,318.15	\$29,800.00	(\$2,518.15)
Street Lights	\$6,424.70	\$62,553.04	\$84,000.00	\$21,446.96
Electricity	2,355.71	31,559.25	48,000.00	16,440.75
Water/Sewer	3,549.72	27,360.01	18,000.00	(9,360.01)
Telephone	312.79	2,772.37	6,201.00	3,428.63
Gas	19.54	746.34	1,000.00	253.66
<u>Total Utilities Expense</u>	12,662.46	124,991.01	157,201.00	32,209.99
Grounds Maintenance Contract	\$7,525.25	\$67,325.25	\$80,339.00	\$13,013.75
Property Mowing	145.00	625.00	1,500.00	875.00
Irrigation System	0.00	2,490.00	3,500.00	1,010.00
Shrubbery Replacement/Annuals	0.00	810.48	3,000.00	2,189.52
Tree Removal	0.00	1,785.00	2,500.00	715.00
General Grounds Maintenance	0.00	16,585.00	2,500.00	(14,085.00)
<u>Grounds Maintenance Expenses</u>	\$7,670.25	\$89,620.73	\$93,339.00	\$3,718.27
Insurance	0.00	20,017.00	21,000.00	983.00
Employment Taxes	330.68	3,610.48	3,800.00	189.52
Property Taxes	0.35	0.35	10.00	9.65
Newsletter	527.46	5,252.56	6,000.00	747.44
Bank Service Charges	0.00	528.79	500.00	(28.79)
Postage	310.24	5,676.18	6,000.00	323.82
Photocopying	199.36	4,138.51	2,500.00	(1,638.51)
Fax Charges	51.00	380.00	1,000.00	620.00
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	232.85	1,836.98	2,500.00	663.02
Miscellaneous Expenses	0.00	0.00	0.00	0.00
<u>Total Administrative Expenses</u>	\$1,651.94	\$49,381.85	\$52,810.00	\$3,428.15
Depreciation Expense	\$0.00	\$0.00	\$0.00	\$0.00
<u>TOTAL EXPENSES</u>	\$62,528.82	\$664,103.01	\$751,169.00	\$87,065.99
REVENUE OVER/(UNDER) EXPENSES	\$14,447.28	\$100,429.30	\$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>\$171,451.23</u>
NET CASH FLOW	\$14,447.28	\$55,474.54	\$0.00	