

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

	<u>3/31/09</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	\$43,509.62	\$129,196.20	\$524,371.00	
Recreation Fund Revenue	\$26,280.07	\$77,033.81	\$287,138.00	
Late Fees	594.70	1,891.76	7,500.00	
Legal Fees Recovered	1,876.01	14,095.98	30,000.00	
Mowing Fees Recovered	0.00	0.00	500.00	
Returned Checks Recovered	75.00	250.00	0.00	
Facilities Rental	375.00	2,050.00	8,000.00	
Events Revenue	325.00	325.00	6,000.00	
Key Revenue	0.00	0.00	2,000.00	
Pool ID Revenue	0.00	5.00	0.00	
Cable TV Franchise Revenue	0.00	101.27	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	\$73,035.40	\$224,949.02	\$865,509.00	
<b>Other Revenue</b>				
Interest on Invested Funds	\$5.80	\$425.38	\$15,000.00	
<b><u>TOTAL REVENUE</u></b>	\$73,041.20	\$225,374.40	\$880,509.00	
<b><u>OPERATING EXPENSES</u></b>				
Management Services Contract	\$4,437.00	\$13,311.00	\$53,244.00	\$39,933.00
Legal Fees and Services	3,398.77	10,268.98	55,000.00	44,731.02
Bad Debt/Foreclosures	0.00	2,004.80	25,000.00	22,995.20
Audit/Accounting Fees	0.00	0.00	400.00	400.00
<b><u>Total Management Expenses</u></b>	7,835.77	25,584.78	133,644.00	108,059.22
Security Patrol Contract	\$14,354.00	\$43,204.14	\$175,594.00	\$132,389.86
Security Patrol Reimbursement	(1,853.67)	(5,561.01)	(22,244.00)	(\$16,682.99)
Security - Alarm	209.85	209.85	1,300.00	1,090.15
<b><u>Total Security Expenses</u></b>	12,710.18	37,852.98	154,650.00	116,797.02
Community Communications/Website	\$0.00	\$0.00	\$500.00	\$500.00
Holiday Decorations	0.00	0.00	500.00	500.00
Community Events	2,049.41	2,848.42	5,500.00	2,651.58
Activities Director	\$1,403.00	\$4,201.25	\$21,690.00	\$17,488.75
Rec Center Maintenance Personnel	603.00	1,692.00	7,000.00	5,308.00
<b><u>Total Activities Expenses</u></b>	\$4,055.41	\$8,741.67	\$35,190.00	\$26,448.33
Pool Operations Contract	\$1,550.00	\$4,650.00	\$88,335.00	\$83,685.00
Pool Maintenance	1,200.00	16,501.93	5,000.00	(11,501.93)
Swim Team	0.00	0.00	1,200.00	1,200.00
<b><u>Total Pool Expenses</u></b>	\$2,750.00	\$21,151.93	\$94,535.00	\$73,383.07

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	<u>3/31/09 ACTUAL</u>	<u>YEAR- TO-DATE ACTUAL</u>	<u>ANNUAL BUDGET</u>	<u>UNUSED EXPENSE BUDGETS</u>
Lock / Key Expense	\$506.50	\$598.50	\$1,500.00	\$901.50
Office Supplies	414.40	556.73	2,500.00	1,943.27
Janitorial Supplies	225.76	529.33	2,500.00	1,970.67
Clubhouse Maintenance East	179.80	330.78	6,000.00	5,669.22
Clubhouse Maintenance West	89.90	4,454.90	2,000.00	(2,454.90)
Clubhouse Expense	0.00	0.00	500.00	500.00
Tennis Court Maintenance	4,400.00	4,434.80	6,500.00	2,065.20
Pest Control Contract	\$0.00	\$0.00	\$5,800.00	\$5,800.00
Playground Maintenance	0.00	143.56	2,500.00	2,356.44
<b><u>Total Recreation Area Expenses</u></b>	<u>\$5,816.36</u>	<u>\$11,048.60</u>	<u>\$29,800.00</u>	<u>\$18,751.40</u>
Street Lights	\$6,973.02	\$9,233.18	\$84,000.00	\$74,766.82
Electricity	3,849.53	6,921.52	48,000.00	41,078.48
Water/Sewer	3,728.57	6,644.26	18,000.00	11,355.74
Telephone	247.15	616.68	6,201.00	5,584.32
Gas	223.20	442.07	1,000.00	557.93
<b><u>Total Utilities Expense</u></b>	<u>15,021.47</u>	<u>23,857.71</u>	<u>157,201.00</u>	<u>133,343.29</u>
Grounds Maintenance Contract	\$6,695.00	\$19,630.00	\$80,339.00	\$60,709.00
Property Mowing	0.00	0.00	1,500.00	1,500.00
Irrigation System	175.00	956.00	3,500.00	2,544.00
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
General Grounds Maintenance	0.00	9,280.00	2,500.00	(6,780.00)
<b><u>Grounds Maintenance Expenses</u></b>	<u>\$6,870.00</u>	<u>\$29,866.00</u>	<u>\$93,339.00</u>	<u>\$63,473.00</u>
Insurance	0.00	0.00	21,000.00	21,000.00
Employment Taxes	290.94	858.12	3,800.00	2,941.88
Property Taxes	0.00	0.00	10.00	10.00
Newsletter	1,165.12	2,153.22	6,000.00	3,846.78
Bank Service Charges	0.00	403.79	500.00	96.21
Postage	341.88	506.00	6,000.00	5,494.00
Photocopying	402.22	634.20	2,500.00	1,865.80
Fax Charges	41.00	84.00	1,000.00	916.00
Invoicing	0.00	0.00	2,000.00	2,000.00
Manager Demand Letters	0.00	0.00	7,500.00	7,500.00
Payroll Administration	183.15	688.71	2,500.00	1,811.29
Miscellaneous Expenses	0.00	0.00	0.00	0.00
<b><u>Total Administrative Expenses</u></b>	<u>\$2,424.31</u>	<u>\$5,328.04</u>	<u>\$52,810.00</u>	<u>\$47,481.96</u>
<b><u>TOTAL EXPENSES</u></b>	<u>\$57,483.50</u>	<u>\$163,431.71</u>	<u>\$751,169.00</u>	<u>\$587,737.29</u>
<b>REVENUE OVER/(UNDER) EXPENSES</b>	<u>\$15,557.70</u>	<u>\$61,942.69</u>	<u>\$129,340.00</u>	

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	<b>3/31/09 <u>ACTUAL</u></b>	<b>YEAR- TO-DATE <u>ACTUAL</u></b>	<b>ANNUAL <u>BUDGET</u></b>	<b>UNUSED EXPENSE <u>BUDGETS</u></b>
Depreciation Expense	\$0.00	\$0.00	\$0.00	\$0.00
Pool Furniture/Pool Shade	\$0.00	\$0.00	\$50,000.00	\$50,000.00
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
<b><u>Major Improvement Expense</u></b>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$129,340.00</u>	<u>\$129,340.00</u>
<b>Total Capital Items</b>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$129,340.00</u>	<u>\$717,077.29</u>
<b>NET CASH FLOW</b>	\$15,557.70	\$61,942.69	\$0.00	