

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

	<u>9/30/09</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	\$43,861.69	\$389,442.40	\$524,371.00	
Recreation Fund Revenue	\$26,267.36	\$233,638.17	\$287,138.00	
Late Fees	469.22	4,698.63	7,500.00	
Legal Fees Recovered	4,617.69	40,579.47	30,000.00	
Mowing Fees Recovered	55.00	480.00	500.00	
Returned Checks Recovered	(25.00)	325.00	0.00	
Facilities Rental	411.00	5,486.00	8,000.00	
Events Revenue	230.00	6,496.32	6,000.00	
Key Revenue	0.00	790.00	2,000.00	
Pool ID Revenue	0.00	1,008.00	0.00	
Sales Tax Refund Revenue	138.71	138.71	0.00	
Miscellaneous Revenue	0.00	0.00	0.00	
Total Association Revenue	\$76,025.67	\$683,082.70	\$865,509.00	
Other Revenue				
Interest on Invested Funds	\$2,828.37	\$4,473.51	\$15,000.00	
<u>TOTAL REVENUE</u>	\$78,854.04	\$687,556.21	\$880,509.00	
<u>OPERATING EXPENSES</u>				
Management Services Contract	\$4,437.00	\$39,933.00	\$53,244.00	\$13,311.00
Legal Fees and Services	9,542.94	43,946.72	55,000.00	11,053.28
Bad Debt/Foreclosure	448.04	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>	14,427.98	92,292.71	133,644.00	41,351.29
Security Patrol Contract	\$14,354.00	\$129,328.14	\$175,594.00	\$46,265.86
Security Patrol Reimbursement	(1,853.67)	(16,683.03)	(22,244.00)	(\$5,560.97)
Security - Alarm	419.70	639.55	1,300.00	660.45
<u>Total Security Expenses</u>	12,920.03	113,284.66	154,650.00	41,365.34
Community Communications/Website	\$0.00	\$228.95	\$500.00	\$271.05
Holiday Decorations	0.00	0.00	500.00	500.00
Community Events	4,250.00	8,421.62	5,500.00	(2,921.62)
Activities Director	\$1,861.75	\$17,402.00	\$21,690.00	\$4,288.00
Rec Center Maintenance Personnel	589.50	5,215.50	7,000.00	1,784.50
<u>Total Activities Expenses</u>	\$6,701.25	\$31,268.07	\$35,190.00	\$3,921.93
Pool Operations Contract	\$5,596.00	\$81,863.00	\$88,335.00	\$6,472.00
Pool Maintenance	200.97	18,075.35	5,000.00	(13,075.35)
Swim Team	0.00	0.00	1,200.00	1,200.00
<u>Total Pool Expenses</u>	\$5,796.97	\$99,938.35	\$94,535.00	(\$5,403.35)

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	9/30/09 <u>ACTUAL</u>	YEAR- TO-DATE <u>ACTUAL</u>	ANNUAL <u>BUDGET</u>	UNUSED EXPENSE <u>BUDGETS</u>
Lock / Key Expense	\$0.00	\$1,507.49	\$1,500.00	(\$7.49)
Office Supplies	226.59	1,677.18	2,500.00	822.82
Janitorial Supplies	0.00	1,257.14	2,500.00	1,242.86
Clubhouse Maintenance East	858.79	4,417.95	6,000.00	1,582.05
Clubhouse Maintenance West	32.45	6,086.01	2,000.00	(4,086.01)
Clubhouse Expense	0.00	42.98	500.00	457.02
Tennis Court Maintenance	1,084.12	2,501.87	6,500.00	3,998.13
Pest Control Contract	\$400.00	\$2,760.00	\$5,800.00	\$3,040.00
Playground Maintenance	0.00	2,530.84	2,500.00	(30.84)
<u>Total Recreation Area Expenses</u>	\$2,601.95	\$22,781.46	\$29,800.00	\$7,018.54
Street Lights	\$7,204.59	\$56,128.34	\$84,000.00	\$27,871.66
Electricity	2,269.08	29,203.54	48,000.00	18,796.46
Water/Sewer	0.00	23,810.29	18,000.00	(5,810.29)
Telephone	322.39	2,459.58	6,201.00	3,741.42
Gas	19.54	726.80	1,000.00	273.20
<u>Total Utilities Expense</u>	9,815.60	112,328.55	157,201.00	44,872.45
Grounds Maintenance Contract	\$6,695.00	\$59,800.00	\$80,339.00	\$20,539.00
Property Mowing	55.00	480.00	1,500.00	1,020.00
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	1,500.00	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>	\$8,250.00	\$81,950.48	\$93,339.00	\$11,388.52
Insurance	0.00	20,017.00	21,000.00	983.00
Employment Taxes	348.66	3,279.80	3,800.00	520.20
Property Taxes	0.00	0.00	10.00	10.00
Newsletter	527.46	4,725.10	6,000.00	1,274.90
Bank Service Charges	0.00	528.79	500.00	(28.79)
Postage	383.33	5,365.94	6,000.00	634.06
Photocopying	172.20	3,939.15	2,500.00	(1,439.15)
Fax Charges	36.00	329.00	1,000.00	671.00
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	357.15	1,604.13	2,500.00	895.87
Miscellaneous Expenses	0.00	0.00	0.00	0.00
<u>Total Administrative Expenses</u>	\$1,824.80	\$47,729.91	\$52,810.00	\$5,080.09
Depreciation Expense	\$0.00	\$0.00	\$0.00	\$0.00
<u>TOTAL EXPENSES</u>	\$62,338.58	\$601,574.19	\$751,169.00	\$149,594.81
REVENUE OVER/(UNDER) EXPENSES	\$16,515.46	\$85,982.02	\$129,340.00	

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	9/30/09	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>\$233,980.05</u>
NET CASH FLOW	\$16,515.46	\$41,027.26	\$0.00	