

## Balance Sheet Report Cypress Forest C.A.I., Inc.

As of December 31, 2022

	<u>Balance Dec 31, 2022</u>	<u>Balance Nov 30, 2022</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1000 - Pacific Premier Bank CK - 0384	59,118.95	42,979.63	16,139.32
1100 - Pacific Premier Bank MM - 0326	7,010.82	7,010.22	0.60
<b>Total Operating Funds</b>	<b>66,129.77</b>	<b>49,989.85</b>	<b>16,139.92</b>
<b>Reserve Funds</b>			
1326 - PPB Reserve MM - 3940	68,103.32	68,094.64	8.68
<b>Total Reserve Funds</b>	<b>68,103.32</b>	<b>68,094.64</b>	<b>8.68</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	6,985.39	6,883.92	101.47
<b>Total Accounts Receivable</b>	<b>6,985.39</b>	<b>6,883.92</b>	<b>101.47</b>
<b>Other Current Assets</b>			
1600 - Prepaid Insurance	2,290.47	2,544.98	(254.51)
<b>Total Other Current Assets</b>	<b>2,290.47</b>	<b>2,544.98</b>	<b>(254.51)</b>
<b>Total Assets</b>	<b>143,508.95</b>	<b>127,513.39</b>	<b>15,995.56</b>
<b><u>Liabilities</u></b>			
<b>Liabilities</b>			
2015 - Returned Check Fee Payable	35.00	35.00	0.00
2026 - New Account Setup Fee	10.00	10.00	0.00
2036 - PMG Collections	406.20	521.20	(115.00)
2395 - Other Accrued Expenses	2,960.13	197.73	2,762.40
2525 - Architectural Review Fees Deposit	25.00	25.00	0.00
2550 - Prepaid Assessments	22,550.89	4,425.89	18,125.00

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As of December 31, 2022

	<u>Balance Dec 31, 2022</u>	<u>Balance Nov 30, 2022</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Liabilities</b>			
2595 - Deferred Revenue	0.00	3,579.00	(3,579.00)
<b>Total Liabilities</b>	<b>25,987.22</b>	<b>8,793.82</b>	<b>17,193.40</b>
<b>Total Liabilities</b>	<b>25,987.22</b>	<b>8,793.82</b>	<b>17,193.40</b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity - Prior Years</b>			
3000 - Operating Fund - Prior Year	40,895.89	40,895.89	0.00
<b>Total Owners Equity - Prior Years</b>	<b>40,895.89</b>	<b>40,895.89</b>	<b>0.00</b>
<b>Capital Reserves - Prior Years</b>			
3102 - Repair & Replacement Reserve - Prior Yrs	68,044.66	68,044.66	0.00
<b>Total Capital Reserves - Prior Years</b>	<b>68,044.66</b>	<b>68,044.66</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>108,940.55</b>	<b>108,940.55</b>	<b>0.00</b>
<b>Net Income / (Loss)</b>	<b>8,581.18</b>	<b>9,779.02</b>	<b>(1,197.84)</b>
<b>Total Liabilities and Equity</b>	<b>143,508.95</b>	<b>127,513.39</b>	<b>15,995.56</b>

# Income Statement Report

## Cypress Forest C.A.I., Inc.

### Cypress Forest C.A.I.

December 01, 2022 thru December 31, 2022

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Income</b>								
4000 - Residential Assessments	3,579.00	3,577.00	2.00	41,805.00	42,920.00	(1,115.00)	42,920.00	1,115.00
4016 - Force Mow Income	0.00	0.00	0.00	92.01	0.00	92.01	0.00	(92.01)
4205 - Application Fees	50.00	10.00	40.00	175.00	125.00	50.00	125.00	(50.00)
4710 - Late Fees & Interest	15.82	0.00	15.82	1,129.14	0.00	1,129.14	0.00	(1,129.14)
4720 - Legal Reimbursements	0.00	0.00	0.00	3,932.35	0.00	3,932.35	0.00	(3,932.35)
4835 - Miscellaneous Income	0.00	12.00	(12.00)	0.00	150.00	(150.00)	150.00	150.00
4900 - Interest Earned - Operating Accounts	0.60	0.00	0.60	3.46	0.00	3.46	0.00	(3.46)
<b>Total Income</b>	<b>3,645.42</b>	<b>3,599.00</b>	<b>46.42</b>	<b>47,136.96</b>	<b>43,195.00</b>	<b>3,941.96</b>	<b>43,195.00</b>	<b>(3,941.96)</b>
<b>Total Cypress Forest C.A.I. Income</b>	<b>3,645.42</b>	<b>3,599.00</b>	<b>46.42</b>	<b>47,136.96</b>	<b>43,195.00</b>	<b>3,941.96</b>	<b>43,195.00</b>	<b>(3,941.96)</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5000 - General Administrative	118.34	33.00	85.34	682.05	400.00	282.05	400.00	(282.05)
5005 - Application/Processing	50.00	0.00	50.00	275.00	0.00	275.00	0.00	(275.00)
5010 - Bad Debt	0.00	50.00	(50.00)	742.38	600.00	142.38	600.00	(142.38)
5025 - Billing/Collections	14.76	320.00	(305.24)	1,780.37	1,600.00	180.37	1,600.00	(180.37)
5030 - Coupon Costs	1,457.97	0.00	1,457.97	2,910.00	0.00	2,910.00	0.00	(2,910.00)
5065 - Lien Charges	0.00	8.00	(8.00)	0.00	100.00	(100.00)	100.00	100.00
5075 - Meeting Room Rentals	0.00	8.00	(8.00)	113.97	100.00	13.97	100.00	(13.97)
5080 - NSF Charges	0.00	0.00	0.00	25.00	0.00	25.00	0.00	(25.00)
5090 - Office Supplies	0.00	17.00	(17.00)	104.85	210.00	(105.15)	210.00	105.15
5100 - Records Storage	34.00	17.00	17.00	194.00	200.00	(6.00)	200.00	6.00
5115 - Web Site Maintenance	90.00	0.00	90.00	700.98	0.00	700.98	0.00	(700.98)
5195 - Other Administrative Services	250.00	12.00	238.00	450.00	150.00	300.00	150.00	(300.00)
5200 - Community Events	0.00	6.00	(6.00)	0.00	75.00	(75.00)	75.00	75.00
5210 - Printing & Copying	28.61	33.00	(4.39)	540.46	400.00	140.46	400.00	(140.46)

# Income Statement Report

## Cypress Forest C.A.I., Inc.

### Cypress Forest C.A.I.

December 01, 2022 thru December 31, 2022

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Administrative</b>								
5215 - Postage	114.45	67.00	47.45	1,055.75	800.00	255.75	800.00	(255.75)
<b>Total Administrative</b>	<b>2,158.13</b>	<b>571.00</b>	<b>1,587.13</b>	<b>9,574.81</b>	<b>4,635.00</b>	<b>4,939.81</b>	<b>4,635.00</b>	<b>(4,939.81)</b>
<b>Insurance</b>								
5415 - D&O Insurance Premiums	128.17	131.00	(2.83)	1,510.23	1,570.00	(59.77)	1,570.00	59.77
5460 - Property Insurance Premiums	126.34	120.00	6.34	1,468.82	1,440.00	28.82	1,440.00	(28.82)
<b>Total Insurance</b>	<b>254.51</b>	<b>251.00</b>	<b>3.51</b>	<b>2,979.05</b>	<b>3,010.00</b>	<b>(30.95)</b>	<b>3,010.00</b>	<b>30.95</b>
<b>Utilities</b>								
6000 - Electric Service	7.00	13.00	(6.00)	73.02	150.00	(76.98)	150.00	76.98
6025 - Water Service	267.00	250.00	17.00	1,542.33	2,999.00	(1,456.67)	2,999.00	1,456.67
<b>Total Utilities</b>	<b>274.00</b>	<b>263.00</b>	<b>11.00</b>	<b>1,615.35</b>	<b>3,149.00</b>	<b>(1,533.65)</b>	<b>3,149.00</b>	<b>1,533.65</b>
<b>Landscaping</b>								
6100 - Grounds & Landscaping - Contract	1,454.88	1,083.00	371.88	12,075.79	13,000.00	(924.21)	13,000.00	924.21
6110 - Landscape Replacement & Installation	0.00	500.00	(500.00)	356.07	6,000.00	(5,643.93)	6,000.00	5,643.93
6200 - Irrigation Repair & Maintenance	0.00	42.00	(42.00)	0.00	500.00	(500.00)	500.00	500.00
<b>Total Landscaping</b>	<b>1,454.88</b>	<b>1,625.00</b>	<b>(170.12)</b>	<b>12,431.86</b>	<b>19,500.00</b>	<b>(7,068.14)</b>	<b>19,500.00</b>	<b>7,068.14</b>
<b>Repair &amp; Maintenance</b>								
6545 - Electrical Supplies/Repair & Maintenance	0.00	200.00	(200.00)	0.00	200.00	(200.00)	200.00	200.00
6640 - Lighting Supplies/Repair & Maintenance	0.00	12.00	(12.00)	0.00	150.00	(150.00)	150.00	150.00
<b>Total Repair &amp; Maintenance</b>	<b>0.00</b>	<b>212.00</b>	<b>(212.00)</b>	<b>0.00</b>	<b>350.00</b>	<b>(350.00)</b>	<b>350.00</b>	<b>350.00</b>
<b>Professional Services</b>								
7020 - Legal Services	0.00	0.00	0.00	132.50	0.00	132.50	0.00	(132.50)
7025 - Legal Services - Collections	0.00	417.00	(417.00)	1,838.85	5,000.00	(3,161.15)	5,000.00	3,161.15
7030 - Legal Services - General Counsel	51.75	8.00	43.75	2,155.85	100.00	2,055.85	100.00	(2,055.85)
7035 - Legal Services - Deed Restrictions	0.00	17.00	(17.00)	101.50	200.00	(98.50)	200.00	98.50
7040 - Management Fees	657.00	658.10	(1.10)	7,773.00	7,893.10	(120.10)	7,893.10	120.10

**Income Statement Report**  
**Cypress Forest C.A.I., Inc.**  
**Cypress Forest C.A.I.**

December 01, 2022 thru December 31, 2022

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Professional Services</b>								
7095 - Other Professional Services	0.00	0.00	0.00	10.00	0.00	10.00	0.00	(10.00)
<b>Total Professional Services</b>	<b>708.75</b>	<b>1,100.10</b>	<b>(391.35)</b>	<b>12,011.70</b>	<b>13,193.10</b>	<b>(1,181.40)</b>	<b>13,193.10</b>	<b>1,181.40</b>
<b>Taxes</b>								
9015 - Property/Real Estate Tax	1.67	4.00	(2.33)	1.67	50.00	(48.33)	50.00	48.33
<b>Total Taxes</b>	<b>1.67</b>	<b>4.00</b>	<b>(2.33)</b>	<b>1.67</b>	<b>50.00</b>	<b>(48.33)</b>	<b>50.00</b>	<b>48.33</b>
<b>Total Cypress Forest C.A.I. Expense</b>	<b>4,851.94</b>	<b>4,026.10</b>	<b>825.84</b>	<b>38,614.44</b>	<b>43,887.10</b>	<b>(5,272.66)</b>	<b>43,887.10</b>	<b>5,272.66</b>
<b>Total Cypress Forest C.A.I. Income / (Loss)</b>	<b>(1,206.52)</b>	<b>(427.10)</b>	<b>(779.42)</b>	<b>8,522.52</b>	<b>(692.10)</b>	<b>9,214.62</b>	<b>(692.10)</b>	<b>(9,214.62)</b>

# Income Statement Report Cypress Forest C.A.I., Inc. Reserves

December 01, 2022 thru December 31, 2022

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Income</b>								
4910 - Interest Earned - Reserve Accounts	8.68	0.00	8.68	58.66	0.00	58.66	0.00	(58.66)
<b>Total Income</b>	<b>8.68</b>	<b>0.00</b>	<b>8.68</b>	<b>58.66</b>	<b>0.00</b>	<b>58.66</b>	<b>0.00</b>	<b>(58.66)</b>
<b>Total Reserves Income</b>	<b>8.68</b>	<b>0.00</b>	<b>8.68</b>	<b>58.66</b>	<b>0.00</b>	<b>58.66</b>	<b>0.00</b>	<b>(58.66)</b>
<b>Total Reserves Income / (Loss)</b>	<b>8.68</b>	<b>0.00</b>	<b>8.68</b>	<b>58.66</b>	<b>0.00</b>	<b>58.66</b>	<b>0.00</b>	<b>(58.66)</b>
<b>Total Association Net Income / (Loss)</b>	<b>(1,197.84)</b>	<b>(427.10)</b>	<b>(770.74)</b>	<b>8,581.18</b>	<b>(692.10)</b>	<b>9,273.28</b>	<b>(692.10)</b>	<b>(9,273.28)</b>

**Income and Expense Trend Report**  
**Cypress Forest C.A.I., Inc.**  
**Cypress Forest C.A.I.**  
As of December 31, 2022

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Full Year Actual	Total Budget
<b>Income</b>														
4000 - Residential Assessments	3,577	3,576	3,576	3,576	3,576	3,577	2,462	3,576	3,577	3,577	3,576	3,579	<b>41,805</b>	42,920
4016 - Force Mow Income	0	0	0	0	0	0	0	92	0	0	0	0	<b>92</b>	0
4205 - Application Fees	0	0	25	25	0	25	25	0	25	0	0	50	<b>175</b>	125
4710 - Late Fees & Interest	0	321	683	31	27	8	(161)	148	295	(108)	(130)	16	<b>1,129</b>	0
4720 - Legal Reimbursements	820	35	700	160	530	0	(195)	815	322	306	440	0	<b>3,932</b>	0
4835 - Miscellaneous Income	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	150
4900 - Interest Earned - Operating Account	0	0	0	0	0	0	0	0	1	1	1	1	<b>3</b>	0
<b>Total Income</b>	<b>4,397</b>	<b>3,932</b>	<b>4,983</b>	<b>3,793</b>	<b>4,133</b>	<b>3,610</b>	<b>2,132</b>	<b>4,631</b>	<b>4,219</b>	<b>3,776</b>	<b>3,886</b>	<b>3,645</b>	<b>47,137</b>	43,195
<b>Total Income</b>	<b>4,397</b>	<b>3,932</b>	<b>4,983</b>	<b>3,793</b>	<b>4,133</b>	<b>3,610</b>	<b>2,132</b>	<b>4,631</b>	<b>4,219</b>	<b>3,776</b>	<b>3,886</b>	<b>3,645</b>	<b>47,137</b>	43,195
<b>Administrative</b>														
5000 - General Administrative	0	47	18	9	27	27	26	326	47	19	17	118	<b>682</b>	400
5005 - Application/Processing	0	0	0	25	25	0	50	50	0	50	25	50	<b>275</b>	0
5010 - Bad Debt	0	415	2,775	25	0	80	(2,565)	12	0	0	0	0	<b>742</b>	600
5025 - Billing/Collections	0	0	0	585	0	0	227	396	187	299	71	15	<b>1,780</b>	1,600
5030 - Coupon Costs	0	1,440	0	0	0	0	0	3	0	5	3	1,458	<b>2,910</b>	0
5065 - Lien Charges	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	100
5075 - Meeting Room Rentals	0	0	0	0	0	0	0	60	54	0	0	0	<b>114</b>	100
5080 - NSF Charges	0	0	0	25	0	0	0	0	0	0	0	0	<b>25</b>	0
5090 - Office Supplies	0	54	23	15	12	0	0	0	0	0	0	0	<b>105</b>	210
5100 - Records Storage	0	16	16	16	16	16	16	16	16	16	16	34	<b>194</b>	200
5115 - Web Site Maintenance	0	0	45	45	45	45	45	251	45	45	45	90	<b>701</b>	0
5195 - Other Administrative Services	0	0	0	150	0	0	0	0	0	50	0	250	<b>450</b>	150
5200 - Community Events	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	75
5210 - Printing & Copying	0	141	50	22	34	32	40	77	73	30	13	29	<b>540</b>	400
5215 - Postage	0	93	375	13	42	15	12	220	88	43	41	114	<b>1,056</b>	800
<b>Total Administrative</b>	<b>0</b>	<b>2,207</b>	<b>3,302</b>	<b>930</b>	<b>201</b>	<b>215</b>	<b>(2,149)</b>	<b>1,412</b>	<b>510</b>	<b>557</b>	<b>231</b>	<b>2,158</b>	<b>9,575</b>	4,635
<b>Insurance</b>														
5415 - D&O Insurance Premiums	125	125	125	125	125	125	125	125	125	128	128	128	<b>1,510</b>	1,570

**Income and Expense Trend Report**  
**Cypress Forest C.A.I., Inc.**  
**Cypress Forest C.A.I.**  
As of December 31, 2022

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Full Year Actual	Total Budget
<b>Insurance</b>														
5460 - Property Insurance Premiums	121	121	121	121	121	121	121	121	121	126	126	126	1,469	1,440
<b>Total Insurance</b>	<b>246</b>	<b>246</b>	<b>246</b>	<b>246</b>	<b>246</b>	<b>246</b>	<b>246</b>	<b>246</b>	<b>246</b>	<b>255</b>	<b>255</b>	<b>255</b>	<b>2,979</b>	3,010
<b>Utilities</b>														
6000 - Electric Service	5	6	6	6	6	6	6	6	6	6	6	7	73	150
6025 - Water Service	277	50	123	221	40	242	414	218	89	(522)	122	267	1,542	2,999
<b>Total Utilities</b>	<b>282</b>	<b>56</b>	<b>129</b>	<b>227</b>	<b>46</b>	<b>248</b>	<b>421</b>	<b>224</b>	<b>95</b>	<b>(516)</b>	<b>128</b>	<b>274</b>	<b>1,615</b>	3,149
<b>Landscaping</b>														
6100 - Grounds & Landscaping - Contract	671	963	1,064	1,364	1,055	1,212	1,142	0	1,136	1,007	1,007	1,455	12,076	13,000
6110 - Landscape Replacement & Installati	0	0	0	0	0	0	0	21	336	0	0	0	356	6,000
6200 - Irrigation Repair & Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	500
<b>Total Landscaping</b>	<b>671</b>	<b>963</b>	<b>1,064</b>	<b>1,364</b>	<b>1,055</b>	<b>1,212</b>	<b>1,142</b>	<b>21</b>	<b>1,472</b>	<b>1,007</b>	<b>1,007</b>	<b>1,455</b>	<b>12,432</b>	19,500
<b>Repair &amp; Maintenance</b>														
6545 - Electrical Supplies/Repair & Mainte	0	0	0	0	0	0	0	0	0	0	0	0	0	200
6640 - Lighting Supplies/Repair & Maintena	0	0	0	0	0	0	0	0	0	0	0	0	0	150
<b>Total Repair &amp; Maintenance</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	350
<b>Professional Services</b>														
7020 - Legal Services	0	0	0	0	133	0	0	0	0	0	0	0	133	0
7025 - Legal Services - Collections	0	0	0	160	495	0	0	1,184	0	0	0	0	1,839	5,000
7030 - Legal Services - General Counsel	0	598	0	0	0	0	0	0	322	437	748	52	2,156	100
7035 - Legal Services - Deed Restrictions	0	67	35	0	0	0	0	0	0	0	0	0	102	200
7040 - Management Fees	620	620	620	657	657	657	657	657	657	657	657	657	7,773	7,893
7095 - Other Professional Services	0	0	0	0	0	0	0	10	0	0	0	0	10	0
<b>Total Professional Services</b>	<b>620</b>	<b>1,285</b>	<b>655</b>	<b>817</b>	<b>1,285</b>	<b>657</b>	<b>657</b>	<b>1,851</b>	<b>979</b>	<b>1,094</b>	<b>1,405</b>	<b>709</b>	<b>12,012</b>	13,193

**Income and Expense Trend Report**  
**Cypress Forest C.A.I., Inc.**  
**Cypress Forest C.A.I.**  
As of December 31, 2022

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Full Year Actual	Total Budget
<b>Taxes</b>														
9015 - Property/Real Estate Tax	0	2	0	0	0	0	0	(2)	0	0	0	2	2	50
<b>Total Taxes</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(2)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>50</b>
<b>Total Expense</b>	<b>1,820</b>	<b>4,759</b>	<b>5,397</b>	<b>3,585</b>	<b>2,833</b>	<b>2,578</b>	<b>316</b>	<b>3,752</b>	<b>3,302</b>	<b>2,397</b>	<b>3,025</b>	<b>4,852</b>	<b>38,614</b>	43,887
<b>Total Cypress Forest C.A.I.</b>	<b>2,578</b>	<b>(827)</b>	<b>(414)</b>	<b>208</b>	<b>1,300</b>	<b>1,032</b>	<b>1,815</b>	<b>879</b>	<b>917</b>	<b>1,379</b>	<b>861</b>	<b>(1,207)</b>	<b>8,523</b>	(692)

# Income and Expense Trend Report

## Cypress Forest C.A.I., Inc.

### Reserves

As of December 31, 2022

Account Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Full Year	Total
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget
<b>Income</b>														
4910 - Interest Earned - Reserve Accounts	3	3	3	3	3	3	3	5	8	9	8	9	59	0
<b>Total Income</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>5</b>	<b>8</b>	<b>9</b>	<b>8</b>	<b>9</b>	<b>59</b>	<b>0</b>
<b>Total Income</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>5</b>	<b>8</b>	<b>9</b>	<b>8</b>	<b>9</b>	<b>59</b>	<b>0</b>
<b>Total Reserves</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>5</b>	<b>8</b>	<b>9</b>	<b>8</b>	<b>9</b>	<b>59</b>	<b>0</b>

**Income and Expense Trend Report**  
**Cypress Forest C.A.I., Inc.**  
As of December 31, 2022

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Full Year Actual	Total Budget
<b>Income</b>														
4000 - Residential Assessments	3,577	3,576	3,576	3,576	3,576	3,577	2,462	3,576	3,577	3,577	3,576	3,579	<b>41,805</b>	42,920
4016 - Force Mow Income	0	0	0	0	0	0	0	92	0	0	0	0	<b>92</b>	0
4205 - Application Fees	0	0	25	25	0	25	25	0	25	0	0	50	<b>175</b>	125
4710 - Late Fees & Interest	0	321	683	31	27	8	(161)	148	295	(108)	(130)	16	<b>1,129</b>	0
4720 - Legal Reimbursements	820	35	700	160	530	0	(195)	815	322	306	440	0	<b>3,932</b>	0
4835 - Miscellaneous Income	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	150
4900 - Interest Earned - Operating Account	0	0	0	0	0	0	0	0	1	1	1	1	<b>3</b>	0
4910 - Interest Earned - Reserve Accounts	3	3	3	3	3	3	3	5	8	9	8	9	<b>59</b>	0
<b>Total Income</b>	<b>4,400</b>	<b>3,934</b>	<b>4,986</b>	<b>3,795</b>	<b>4,136</b>	<b>3,613</b>	<b>2,135</b>	<b>4,636</b>	<b>4,228</b>	<b>3,785</b>	<b>3,894</b>	<b>3,654</b>	<b>47,196</b>	43,195
<b>Total Income</b>	<b>4,400</b>	<b>3,934</b>	<b>4,986</b>	<b>3,795</b>	<b>4,136</b>	<b>3,613</b>	<b>2,135</b>	<b>4,636</b>	<b>4,228</b>	<b>3,785</b>	<b>3,894</b>	<b>3,654</b>	<b>47,196</b>	43,195
<b>Administrative</b>														
5000 - General Administrative	0	47	18	9	27	27	26	326	47	19	17	118	<b>682</b>	400
5005 - Application/Processing	0	0	0	25	25	0	50	50	0	50	25	50	<b>275</b>	0
5010 - Bad Debt	0	415	2,775	25	0	80	(2,565)	12	0	0	0	0	<b>742</b>	600
5025 - Billing/Collections	0	0	0	585	0	0	227	396	187	299	71	15	<b>1,780</b>	1,600
5030 - Coupon Costs	0	1,440	0	0	0	0	0	3	0	5	3	1,458	<b>2,910</b>	0
5065 - Lien Charges	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	100
5075 - Meeting Room Rentals	0	0	0	0	0	0	0	60	54	0	0	0	<b>114</b>	100
5080 - NSF Charges	0	0	0	25	0	0	0	0	0	0	0	0	<b>25</b>	0
5090 - Office Supplies	0	54	23	15	12	0	0	0	0	0	0	0	<b>105</b>	210
5100 - Records Storage	0	16	16	16	16	16	16	16	16	16	16	34	<b>194</b>	200
5115 - Web Site Maintenance	0	0	45	45	45	45	45	251	45	45	45	90	<b>701</b>	0
5195 - Other Administrative Services	0	0	0	150	0	0	0	0	0	50	0	250	<b>450</b>	150
5200 - Community Events	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	75
5210 - Printing & Copying	0	141	50	22	34	32	40	77	73	30	13	29	<b>540</b>	400
5215 - Postage	0	93	375	13	42	15	12	220	88	43	41	114	<b>1,056</b>	800
<b>Total Administrative</b>	<b>0</b>	<b>2,207</b>	<b>3,302</b>	<b>930</b>	<b>201</b>	<b>215</b>	<b>(2,149)</b>	<b>1,412</b>	<b>510</b>	<b>557</b>	<b>231</b>	<b>2,158</b>	<b>9,575</b>	4,635
<b>Insurance</b>														
5415 - D&O Insurance Premiums	125	125	125	125	125	125	125	125	125	128	128	128	<b>1,510</b>	1,570

**Income and Expense Trend Report**  
**Cypress Forest C.A.I., Inc.**  
As of December 31, 2022

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Full Year Actual	Total Budget
<b>Insurance</b>														
5460 - Property Insurance Premiums	121	121	121	121	121	121	121	121	121	126	126	126	<b>1,469</b>	1,440
<b>Total Insurance</b>	<b>246</b>	<b>246</b>	<b>246</b>	<b>246</b>	<b>246</b>	<b>246</b>	<b>246</b>	<b>246</b>	<b>246</b>	<b>255</b>	<b>255</b>	<b>255</b>	<b>2,979</b>	3,010
<b>Utilities</b>														
6000 - Electric Service	5	6	6	6	6	6	6	6	6	6	6	7	<b>73</b>	150
6025 - Water Service	277	50	123	221	40	242	414	218	89	(522)	122	267	<b>1,542</b>	2,999
<b>Total Utilities</b>	<b>282</b>	<b>56</b>	<b>129</b>	<b>227</b>	<b>46</b>	<b>248</b>	<b>421</b>	<b>224</b>	<b>95</b>	<b>(516)</b>	<b>128</b>	<b>274</b>	<b>1,615</b>	3,149
<b>Landscaping</b>														
6100 - Grounds & Landscaping - Contract	671	963	1,064	1,364	1,055	1,212	1,142	0	1,136	1,007	1,007	1,455	<b>12,076</b>	13,000
6110 - Landscape Replacement & Installati	0	0	0	0	0	0	0	21	336	0	0	0	<b>356</b>	6,000
6200 - Irrigation Repair & Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	500
<b>Total Landscaping</b>	<b>671</b>	<b>963</b>	<b>1,064</b>	<b>1,364</b>	<b>1,055</b>	<b>1,212</b>	<b>1,142</b>	<b>21</b>	<b>1,472</b>	<b>1,007</b>	<b>1,007</b>	<b>1,455</b>	<b>12,432</b>	19,500
<b>Repair &amp; Maintenance</b>														
6545 - Electrical Supplies/Repair & Mainte	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	200
6640 - Lighting Supplies/Repair & Maintena	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	150
<b>Total Repair &amp; Maintenance</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	350
<b>Professional Services</b>														
7020 - Legal Services	0	0	0	0	133	0	0	0	0	0	0	0	<b>133</b>	0
7025 - Legal Services - Collections	0	0	0	160	495	0	0	1,184	0	0	0	0	<b>1,839</b>	5,000
7030 - Legal Services - General Counsel	0	598	0	0	0	0	0	0	322	437	748	52	<b>2,156</b>	100
7035 - Legal Services - Deed Restrictions	0	67	35	0	0	0	0	0	0	0	0	0	<b>102</b>	200
7040 - Management Fees	620	620	620	657	657	657	657	657	657	657	657	657	<b>7,773</b>	7,893
7095 - Other Professional Services	0	0	0	0	0	0	0	10	0	0	0	0	<b>10</b>	0
<b>Total Professional Services</b>	<b>620</b>	<b>1,285</b>	<b>655</b>	<b>817</b>	<b>1,285</b>	<b>657</b>	<b>657</b>	<b>1,851</b>	<b>979</b>	<b>1,094</b>	<b>1,405</b>	<b>709</b>	<b>12,012</b>	13,193

**Income and Expense Trend Report**  
**Cypress Forest C.A.I., Inc.**  
As of December 31, 2022

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Full Year Actual	Total Budget
<b>Taxes</b>														
9015 - Property/Real Estate Tax	0	2	0	0	0	0	0	(2)	0	0	0	2	2	50
<b>Total Taxes</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(2)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>50</b>
<b>Total Expense</b>	<b>1,820</b>	<b>4,759</b>	<b>5,397</b>	<b>3,585</b>	<b>2,833</b>	<b>2,578</b>	<b>316</b>	<b>3,752</b>	<b>3,302</b>	<b>2,397</b>	<b>3,025</b>	<b>4,852</b>	<b>38,614</b>	43,887
<b>All Departments Summary</b>	<b>2,580</b>	<b>(825)</b>	<b>(411)</b>	<b>211</b>	<b>1,303</b>	<b>1,035</b>	<b>1,818</b>	<b>884</b>	<b>926</b>	<b>1,388</b>	<b>869</b>	<b>(1,198)</b>	<b>8,581</b>	(692)