

**January 2008**

**Year-to-date Income Statement**

Modified accrual basis

**Rebates for Going Green**

|                                     | <b>1 Month</b>     | <b>Budget</b>    | <b>Variance</b>    |
|-------------------------------------|--------------------|------------------|--------------------|
| <b>Income:</b>                      |                    |                  |                    |
| Assessments                         | 58,540.00          | 58,750.00        | (210.00)           |
| Special Assessments                 | 0.00               | 0.00             | 0.00               |
| Fines                               | 0.00               | 0.00             | 0.00               |
| Late Charges                        | 60.00              | 270.00           | (330.00)           |
| Collection Fees                     | 75.00              | 0.00             | 75.00              |
| Keys                                | 0.00               | 41.67            | (41.67)            |
| Reserve Interest                    | 498.09             | 1,107.83         | (609.74)           |
| Misc. Income                        | 0.00               | 0.00             | 0.00               |
| <b>Total Income</b>                 | <b>59,053.09</b>   | <b>60,169.50</b> | <b>(1,116.41)</b>  |
| <b>Expense &amp; Allocation:</b>    |                    |                  |                    |
| <b>Utilities</b>                    | <b>13,318.90</b>   | <b>10,452.08</b> | <b>(2,866.82)</b>  |
| <b>Landscape</b>                    | <b>15,927.00</b>   | <b>7,355.66</b>  | <b>(8,571.34)</b>  |
| <b>Buildings &amp; Grounds</b>      | <b>401.73</b>      | <b>4,633.50</b>  | <b>4,231.77</b>    |
| <b>Pool Maint.</b>                  | <b>1,901.72</b>    | <b>1,000.00</b>  | <b>(901.72)</b>    |
| <b>Administration</b>               | <b>38,225.83</b>   | <b>22,806.49</b> | <b>(15,419.34)</b> |
| <b>Total Expense</b>                | <b>69,775.18</b>   | <b>46,247.73</b> | <b>(23,527.45)</b> |
| <b>Reserve Allocation:</b>          |                    |                  |                    |
| <b>Fund Allocation</b>              | <b>5,473.42</b>    | <b>5,473.42</b>  | <b>0.00</b>        |
| <b>Reserve Allocation</b>           | <b>15,948.34</b>   | <b>8,448.34</b>  | <b>(7,500.00)</b>  |
| <b>Total Fund &amp; Res. Alloc.</b> | <b>21,421.76</b>   | <b>13,921.76</b> | <b>(7,500.00)</b>  |
| <b>Total Expense &amp; Alloc.</b>   | <b>91,196.94</b>   | <b>60,169.49</b> | <b>(31,027.45)</b> |
| <b>Net Surplus/(Deficit)</b>        | <b>(32,143.85)</b> | <b>0.01</b>      | <b>(32,143.86)</b> |

**Cash on Hand:**

**Operating Account - \$67,852**

**Reserve Account - \$205,769**

**Treasurer's Report by Karen Hesky**

The Board and Accell have heard from several homeowners reporting an erroneous balance on their January statements. The balance may consist of amounts carried forward and/or late charges that they believe are inaccurate. In their letter of introduction, Accell stated that the December statement (mailed to you in November) would only include December's assessment and that all other balances would be reflected on January's statement. The information Accell received from L'Abri Management, our former management company, was simply a balance due for each homeowner.

L'Abri has homeowner payment history up to December 1, 2007. If you have questions about your statement balance, you must contact L'Abri (714-826-9972) for a copy of your payment history. Then mail that to Accell, c/o of the Accounting Department, along with a copy of the front and back of the cancelled check(s) in question. Do not send documentation with any payment because that payment goes directly to a lock box at the bank. Thank you for your patience and cooperation!

High efficiency toilets and clothes washers qualify for rebates from the Municipal Water District of Orange County.

If you need to replace your old water-guzzling toilets (those manufactured before 1994), you may be eligible for a rebate of up to \$150.

Homeowners installing new high-efficiency clothes washers are eligible for rebates up to \$100. The washers must have a water factor of 6.0 or less.

For information on the models of toilets and washer that are eligible and application forms, call 800-954-4344 or go to [www.mwdoc.com/wue](http://www.mwdoc.com/wue).

**Architectural Committee**

The Architectural Committee needs volunteers to help compile a spreadsheet of the current status of the front doors, windows, patio covers, fences, etc., of each unit. If you are interested in working on this project, please email Ramona, [ramona@cypresshoa.org](mailto:ramona@cypresshoa.org).

The committee also meets periodically to consider homeowner requests for patio covers and fences, front doors, and replacement windows.

**Board of Directors**

Judith Fischer, President  
[judith@cypresshoa.org](mailto:judith@cypresshoa.org), 761-4503

Don Moreau, Vice-President  
[don@cypresshoa.org](mailto:don@cypresshoa.org), 252-9021

Betsy-Ann Toffler, Secretary  
[betsyann@cypresshoa.org](mailto:betsyann@cypresshoa.org), 527-9220

Karen Hesky, Treasurer  
[karen@cypresshoa.org](mailto:karen@cypresshoa.org), 761-4659

Dawn Masick, Director-At-Large  
[dawn@cypresshoa.org](mailto:dawn@cypresshoa.org), 484-7900

