

**Winding Cypress HOA Inc**  
 Balance Sheet Prepared by Southwest Prop.  
 As of 12/31/17

<b>CURRENT ASSETS</b>			
102	Iberia Bank Operating	\$	65,808.70
103	Iberia Bank Capital		126,389.85
104	Iberia Bank COD Account		977.56
105	Petty Cash		1,000.00
			\$ 194,176.11
<b>OTHER ASSETS</b>			
111	A/R Maintenance	\$	3,311.08
114	Food & Beverage		720.00
137	Prepaid Electric		651.35
140	Due from Developer		121,942.00
145	Restaurant Inventory		13,833.65
146	Southern Glazer's Wine Escrow		1,500.00
148	Utility Deposits		1,399.00
149	FFL Deposits		19,480.00
			\$ 162,837.08
<b>RESERVE ASSETS</b>			
160	Reserve Checking	\$	22,205.66
			\$ 22,205.66
			\$ 379,218.85
<b>LIABILITIES &amp; FUND BALANCE</b>			
<b>LIABILITIES</b>			
200	Accounts Payable	\$	115,344.59
212	Food & Beverage Minimum		1,003.24
213	Sales Tax Collected		1,495.92
217	Prepaid Member Fees		149,088.15
225	ARB Deposits		1,000.00
230	Loan From Developer		996,915.87
	Subtotal Current Liab.		\$ 1,264,847.77
<b>RESERVE EQUITY</b>			
302	Reserves	\$	22,185.18
375	Unallocated Interest		20.48
	Subtotal Reserves		\$ 22,205.66
<b>FUND BALANCE</b>			
380	Owner's Contributed Capital	\$	124,389.85
381	Resale Capital		2,000.00
390	Owners Equity (Beginning Year)		15,022.43
	Surplus (Deficit) Current Period		(1,049,246.86)
	Total Fund Balance		\$ (907,834.58)
	<b>TOTAL LIAB AND FUND BALANCE</b>		\$ 379,218.85

Winding Cypress Homeowners Assoc., Inc.  
 Prepared by Southwest Property Mgmt. Corp.  
 Reserve Statement  
 As of 12/31/17

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
Reserves	7,535.18	14,650.00	0.00	22,185.18
Unallocated Interest	0.00	20.48	0.00	20.48
Subtotal Reserves	7,535.18	14,670.48	0.00	22,205.66
<b>TOTAL RESERVES</b>	7,535.18	14,670.48	0.00	22,205.66

**Winding Cypress HOA Inc**  
**Income/Expense Statement**  
**Period: 12/01/17 to 12/31/17**

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME</b>								
00411	Association Fees	2,879.76	.00	2,879.76	809,527.40	2,547,765.96	(1,738,238.56)	2,547,765.96
00414	Food & Beverage	313.65	.00	313.65	2,080.97	278,640.00	(276,559.03)	278,640.00
00415	Clubhouse Room Rental	125.00	.00	125.00	1,050.00	.00	1,050.00	.00
00416	Event Cleaning Fee	.00	.00	.00	250.00	.00	250.00	.00
00417	Application Fees	100.00	.00	100.00	700.00	.00	700.00	.00
00420	Key Fobs	84.00	.00	84.00	325.00	.00	325.00	.00
00425	Miscellaneous Income	.00	.00	.00	924.94	.00	924.94	.00
00460	Lifestyle Events	6,240.00	.00	6,240.00	17,550.20	.00	17,550.20	.00
00490	Interest Income	.00	.00	.00	12.85	.00	12.85	.00
00499	Restaurant (Net)	(14,983.01)	.00	(14,983.01)	(114,333.13)	.00	(114,333.13)	.00
	<b>Subtotal Income</b>	<b>(5,240.60)</b>	<b>.00</b>	<b>(5,240.60)</b>	<b>718,088.23</b>	<b>2,826,405.96</b>	<b>(2,108,317.73)</b>	<b>2,826,405.96</b>
<b>EXPENSES</b>								
<b>UTILITIES</b>								
00500	Electricity	15,914.36	7,083.37	(8,830.99)	122,942.47	85,000.00	(37,942.47)	85,000.00
00501	Water/Sewer	1,932.47	750.00	(1,182.47)	24,957.76	9,000.00	(15,957.76)	9,000.00
00510	Telephone	1,122.77	625.00	(497.77)	11,862.52	7,500.00	(4,362.52)	7,500.00
00515	Trash/Recycling	718.27	.00	(718.27)	7,999.48	.00	(7,999.48)	.00
	<b>UTILITIES</b>	<b>19,687.87</b>	<b>8,458.37</b>	<b>(11,229.50)</b>	<b>167,762.23</b>	<b>101,500.00</b>	<b>(66,262.23)</b>	<b>101,500.00</b>
<b>BUILDING</b>								
00600	Building Maintenance	2,958.40	416.63	(2,541.77)	34,776.88	5,000.00	(29,776.88)	5,000.00
00602	Vehicular Access Control	24,443.27	12,583.37	(11,859.90)	152,540.70	151,000.00	(1,540.70)	151,000.00
00603	Gatehouse Maintenance/Repair	762.60	416.63	(345.97)	1,734.85	5,000.00	3,265.15	5,000.00
00604	Entry Sign Maintenance	.00	416.63	416.63	.00	5,000.00	5,000.00	5,000.00
00605	Entry Fountains	1,385.00	1,385.00	.00	21,755.24	16,620.00	(5,135.24)	16,620.00
	<b>BUILDING</b>	<b>29,549.27</b>	<b>15,218.26</b>	<b>(14,331.01)</b>	<b>210,807.67</b>	<b>182,620.00</b>	<b>(28,187.67)</b>	<b>182,620.00</b>
<b>TOWN CENTER EXPENSES</b>								
00616	Janitorial Contract	580.00	.00	(580.00)	5,327.25	.00	(5,327.25)	.00
00617	Janitorial Supplies	1,105.80	250.00	(855.80)	6,982.04	3,000.00	(3,982.04)	3,000.00
00630	Holiday Decorations	.00	833.37	833.37	10,000.00	10,000.00	.00	10,000.00
00632	Electricity Maint & Repair	.00	833.37	833.37	2,480.50	10,000.00	7,519.50	10,000.00
00638	Fire Alarm Systems	261.34	250.00	(11.34)	1,681.78	3,000.00	1,318.22	3,000.00
00640	Fitness Equipment Repair	.00	125.00	125.00	.00	1,500.00	1,500.00	1,500.00
00641	Fitness Maintenance & Supplie	83.41	208.37	124.96	83.41	2,500.00	2,416.59	2,500.00
00664	Pest Control	725.40	350.00	(375.40)	4,300.40	4,200.00	(100.40)	4,200.00
00670	Pool Contract	1,865.00	1,675.00	(190.00)	22,380.00	20,100.00	(2,280.00)	20,100.00
00671	Pool Supplies & Maintenance	674.00	250.00	(424.00)	1,719.00	3,000.00	1,281.00	3,000.00
00672	Member Relations	3,749.90	416.63	(3,333.27)	36,073.13	5,000.00	(31,073.13)	5,000.00
00674	Tennis Supplies/Maintenance	.00	1,500.00	1,500.00	855.21	18,000.00	17,144.79	18,000.00
00682	Propane Gas	4,816.56	2,916.63	(1,899.93)	16,218.37	35,000.00	18,781.63	35,000.00
00684	Maintenance Shed	.00	.00	.00	650.00	.00	(650.00)	.00
	<b>TOWN CENTER EXPENSES</b>	<b>13,861.41</b>	<b>9,608.37</b>	<b>(4,253.04)</b>	<b>108,751.09</b>	<b>115,300.00</b>	<b>6,548.91</b>	<b>115,300.00</b>
<b>COMMON AREA EXPENSES</b>								

**Winding Cypress HOA Inc**  
**Income/Expense Statement**  
**Period: 12/01/17 to 12/31/17**

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
00700 Landscaping Contract	29,228.71	111,343.00	82,114.29	735,480.83	1,336,115.56	600,634.73	1,336,115.56
00701 General Grounds Maintenance	75,095.07	833.37	(74,261.70)	79,984.08	10,000.00	(69,984.08)	10,000.00
00702 Tree Pruning/Replacement	1,400.00	11,826.70	10,426.70	2,696.00	141,920.40	139,224.40	141,920.40
00703 Landscape Removal/Replacement	8,739.50	2,083.37	(6,656.13)	24,600.57	25,000.00	399.43	25,000.00
00704 Lake/Waterway Maintenance	2,645.00	3,333.37	688.37	27,604.00	40,000.00	12,396.00	40,000.00
00707 Irrigation Repair & Maintenan	541.40	6,819.00	6,277.60	48,179.17	81,828.00	33,648.83	81,828.00
00724 Preserves & Wetlands Maint/Mo	.00	2,500.00	2,500.00	.00	30,000.00	30,000.00	30,000.00
00725 Community Garden	1,274.24	833.37	(440.87)	6,933.31	10,000.00	3,066.69	10,000.00
<b>COMMON AREA EXPENSES</b>	<b>118,923.92</b>	<b>139,572.18</b>	<b>20,648.26</b>	<b>925,477.96</b>	<b>1,674,863.96</b>	<b>749,386.00</b>	<b>1,674,863.96</b>
<b>ADMINISTRATIVE EXPENSES</b>							
00800 Management Fees	2,619.00	6,966.00	4,347.00	25,929.00	83,592.00	57,663.00	83,592.00
00805 Office Supplies/Printg/Postag	1,834.54	416.63	(1,417.91)	20,220.39	5,000.00	(15,220.39)	5,000.00
00806 Legal Expense	.00	333.37	333.37	.00	4,000.00	4,000.00	4,000.00
00808 Audit/Tax Return	.00	.00	.00	.00	5,000.00	5,000.00	5,000.00
00809 Cable/Internet Expense	1,220.42	666.63	(553.79)	7,110.01	8,000.00	889.99	8,000.00
00810 Application Fees	150.00	83.37	(66.63)	750.00	1,000.00	250.00	1,000.00
00812 Permits & Fees	.00	25.00	25.00	1,840.25	300.00	(1,540.25)	300.00
00816 Contingency	.00	416.63	416.63	2,313.59	5,000.00	2,686.41	5,000.00
00825 Property Taxes	.00	375.00	375.00	.00	4,500.00	4,500.00	4,500.00
00832 Salary and Wages	25,474.89	23,333.37	(2,141.52)	276,554.75	280,000.00	3,445.25	280,000.00
00835 Insurance	.00	2,500.00	2,500.00	4,473.00	30,000.00	25,527.00	30,000.00
00840 Misc Administrative Expense	.00	54.13	54.13	695.15	650.00	(45.15)	650.00
<b>ADMINISTRATIVE EXPENSES</b>	<b>31,298.85</b>	<b>35,170.13</b>	<b>3,871.28</b>	<b>339,886.14</b>	<b>427,042.00</b>	<b>87,155.86</b>	<b>427,042.00</b>
<b>RESERVE TRANSFER</b>							
00900 Reserves	2,925.00	.00	(2,925.00)	14,650.00	46,440.00	31,790.00	46,440.00
<b>RESERVE TRANSFER</b>	<b>2,925.00</b>	<b>.00</b>	<b>(2,925.00)</b>	<b>14,650.00</b>	<b>46,440.00</b>	<b>31,790.00</b>	<b>46,440.00</b>
<b>TOTAL EXPENSES</b>	<b>216,246.32</b>	<b>208,027.31</b>	<b>(8,219.01)</b>	<b>1,767,335.09</b>	<b>2,547,765.96</b>	<b>780,430.87</b>	<b>2,547,765.96</b>
<b>CURRENT YEAR NET INCOME/(LOSS)</b>	<b>(221,486.92)</b>	<b>(208,027.31)</b>	<b>(13,459.61)</b>	<b>(1,049,246.86)</b>	<b>278,640.00</b>	<b>(1,327,886.86)</b>	<b>278,640.00</b>