

**Winding Cypress HOA Inc**  
Balance Sheet Prepared by Southwest Prop.  
As of 08/31/18

	<b>CURRENT ASSETS</b>		
101	Iberia Bank - Operating	\$	26,557.97
103	Iberia Bank Capital		161,473.07
104	Iberia Bank Cafe Account		9.38
105	Petty Cash		4,000.00
107	Iberia Bank Activities		947.81
			\$ 192,988.23
	<b>OTHER ASSETS</b>		
111	A/R Maintenance	\$	12,466.52
114	Food & Beverage		1,443.42
136	Prepaid Insurance		595.84
137	Prepaid Electric		229.23
140	Due from Developer		249,247.00
145	Restaurant Inventory		12,539.72
146	Southern Glazer's Wine Escrow		1,500.00
147	Coastal Beverage Beer Escrow		1,000.00
148	Utility Deposits		1,399.00
149	FPL Deposits		19,405.00
			\$ 299,825.73
	<b>RESERVE ASSETS</b>		
160	Reserve Checking	\$	30,257.13
			\$ 30,257.13
			\$ 523,071.09
	<b>LIABILITIES &amp; FUND BALANCE</b>		
	<b>LIABILITIES</b>		
200	Accounts Payable	\$	139,050.20
203	Tips Payable		231.47
212	Food & Beverage Minimum		51,226.01
213	Sales Tax Collected		1,278.50
217	Prepaid Member Fees		30,191.43
230	Loan From Developer		624,148.87
	Subtotal Current Liab.		\$ 846,126.48
	<b>RESERVE EQUITY</b>		
302	Reserves	\$	30,210.18
375	Unallocated Interest		46.95
	Subtotal Reserves		\$ 30,257.13
	<b>FUND BALANCE</b>		
380	Owner's Contributed Capital	\$	153,273.07
381	Resale Capital		9,000.00
390	Owners Equity (Beginning Year)		85,771.60
	Surplus (Deficit) Current Period		(601,357.19)
	Total Fund Balance		\$ (353,312.52)
	<b>TOTAL LIAB AND FUND BALANCE</b>		\$ 523,071.09

Winding Cypress Homeowners Assoc., Inc.  
 Prepared by Southwest Property Mgmt. Corp.  
 Reserve Statement  
 As of 08/31/18

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
<b>RESERVES:</b>				
Reserves	22,185.18	8,025.00	0.00	30,210.18
Unallocated Interest	20.48	26.47	0.00	46.95
<b>Subtotal Reserves</b>	<u>22,205.66</u>	<u>8,051.47</u>	<u>0.00</u>	<u>30,257.13</u>
<b>TOTAL RESERVES</b>	<u>22,205.66</u>	<u>8,051.47</u>	<u>0.00</u>	<u>30,257.13</u>

**Winding Cypress HOA Inc**  
**Income/Expense Statement**  
Period: 08/01/18 to 08/31/18

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME</b>							
00411 Association Fees	5,329.57	.00	5,329.57	885,644.58	1,985,410.08	(1,099,765.50)	2,647,213.41
00412 Bank Account Interest	.06	.00	.06	.60	.00	.60	.00
00414 Food & Beverage	.00	.00	.00	.00	273,600.00	(273,600.00)	273,600.00
00415 Clubhouse Room Rental	150.00	.00	150.00	805.00	.00	805.00	.00
00417 Late Fees & Interest	.00	.00	.00	650.00	.00	650.00	.00
00420 Key Fobs	100.00	.00	100.00	329.00	.00	329.00	.00
00425 Miscellaneous Income	.00	.00	.00	30.00	.00	30.00	.00
00460 Lifestyle Events	249.00	.00	249.00	12,272.19	.00	12,272.19	.00
00470 Tennis Ball Machine	.00	.00	.00	3,360.00	.00	3,360.00	.00
00471 Pickle Ball	.00	.00	.00	930.00	.00	930.00	.00
00490 Interest Income	.00	.00	.00	69.50	.00	69.50	.00
00499 Restaurant (Net)	(21,043.94)	.00	(21,043.94)	(120,639.63)	.00	(120,639.63)	.00
<b>Subtotal Income</b>	<b>(15,215.31)</b>	<b>.00</b>	<b>(15,215.31)</b>	<b>783,451.24</b>	<b>2,259,010.08</b>	<b>(1,475,558.84)</b>	<b>2,920,813.41</b>
<b>EXPENSES</b>							
<b>UTILITIES</b>							
00500 Electricity	18,605.74	8,750.00	(9,855.74)	80,473.50	70,000.00	(10,473.50)	105,000.00
00501 Water/Sewer	1,557.14	2,083.33	526.19	18,600.30	16,666.64	(1,933.66)	25,000.00
00510 Telephone	1,041.54	1,025.00	(16.54)	8,041.69	8,200.00	158.31	12,300.00
00515 Trash/Recycling	302.73	683.33	380.60	5,368.97	5,466.64	97.67	8,200.00
<b>UTILITIES</b>	<b>21,507.15</b>	<b>12,541.66</b>	<b>(8,965.49)</b>	<b>112,484.46</b>	<b>100,333.28</b>	<b>(12,151.18)</b>	<b>150,500.00</b>
<b>BUILDING</b>							
00600 Building Maintenance	(227.25)	583.33	810.58	1,631.78	4,666.64	3,034.86	7,000.00
00602 Vehicular Access Control	11,700.14	12,981.22	1,281.08	94,117.77	103,849.76	9,731.99	155,774.67
00603 Gatehouse Maintenance/Repair	310.00	416.67	106.67	3,239.70	3,333.36	93.66	5,000.00
00604 Entry Sign Maintenance	.00	416.67	416.67	.00	3,333.36	3,333.36	5,000.00
00605 Entry Fountains	1,385.00	1,385.00	.00	11,649.35	11,080.00	(569.35)	16,620.00
<b>BUILDING</b>	<b>13,167.89</b>	<b>15,782.89</b>	<b>2,615.00</b>	<b>110,638.60</b>	<b>126,263.12</b>	<b>15,624.52</b>	<b>189,394.67</b>
<b>TOWN CENTER EXPENSES</b>							
00616 Janitorial Contract	.00	.00	.00	720.50	.00	(720.50)	.00
00617 Janitorial Supplies	944.59	375.00	(569.59)	6,488.59	3,000.00	(3,488.59)	4,500.00
00630 Holiday Decorations	.00	833.33	833.33	4,982.00	6,666.64	1,684.64	10,000.00
00631 Cafe Entertainment	.00	.00	.00	550.00	.00	(550.00)	.00
00632 Electricity Maint & Repair	540.00	833.33	293.33	4,572.00	6,666.64	2,094.64	10,000.00
00638 Fire Alarm Systems	.00	125.00	125.00	225.00	1,000.00	775.00	1,500.00
00640 Fitness Equipment Repair	.00	125.00	125.00	.00	1,000.00	1,000.00	1,500.00
00641 Fitness Maintenance & Supplie	707.15	208.33	(498.82)	1,763.21	1,666.64	(96.57)	2,500.00
00664 Pest Control	385.00	350.00	(35.00)	3,202.50	2,800.00	(402.50)	4,200.00
00670 Pool Contract	1,865.00	1,865.00	.00	14,920.00	14,920.00	.00	22,380.00
00671 Pool Supplie & Maintenance	279.58	250.00	(29.58)	3,498.66	2,000.00	(1,498.66)	3,000.00
00672 Member Relations	1,343.58	625.00	(718.58)	18,641.59	5,000.00	(13,641.59)	7,500.00
00673 Amenities Monitoring	.00	1,567.67	1,567.67	14,109.66	12,541.36	(1,568.30)	18,812.00
00674 Tennis Supplies/Maintenance	83.25	1,000.00	916.75	1,824.51	8,000.00	6,175.49	12,000.00
00675 Tennis Ball Machine	250.00	.00	(250.00)	4,530.56	.00	(4,530.56)	.00
00676 Pickleball Maintenance/Supply	.00	.00	.00	213.82	.00	(213.82)	.00

**Winding Cypress HOA Inc**  
**Income/Expense Statement**  
Period: 08/01/18 to 08/31/18

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
00682 Propane Gas	540.71	2,083.33	1,542.62	15,701.71	16,666.64	964.93	25,000.00
<b>TOWN CENTER EXPENSES</b>	<b>6,938.86</b>	<b>10,240.99</b>	<b>3,302.13</b>	<b>95,944.31</b>	<b>81,927.92</b>	<b>(14,016.39)</b>	<b>122,892.00</b>
<b>COMMON AREA EXPENSES</b>							
00700 Landscaping Contract	76,888.52	47,916.67	(28,971.85)	327,213.68	383,333.36	56,119.68	575,000.00
00701 General Grounds Maintenance	2,444.06	833.33	(1,610.73)	13,773.79	6,666.64	(7,107.15)	10,000.00
00702 Tree Pruning/Replacement	.00	2,500.00	2,500.00	.00	20,000.00	20,000.00	30,000.00
00703 Landscape Removal/Replacement	11,773.55	2,083.33	(9,690.22)	17,925.74	16,666.64	(1,259.10)	25,000.00
00704 Lake/Waterway Maintenance	2,825.00	3,333.33	508.33	23,960.00	26,666.64	2,706.64	40,000.00
00707 Irrigation Repair & Maintenan	7,001.41	919.17	(6,082.24)	71,201.97	7,353.36	(63,848.61)	11,030.00
00724 Preserves & Wetlands Maint/Mo	6,400.00	2,500.00	(3,900.00)	6,400.00	20,000.00	13,600.00	30,000.00
00725 Community Garden	400.00	500.00	100.00	2,216.16	4,000.00	1,783.84	6,000.00
00730 Landscape Neighborhood	99,866.91	64,612.31	(35,254.60)	339,029.16	516,898.48	177,869.32	775,347.74
00731 Trimm/Replacet Neighborhood	.00	9,158.00	9,158.00	.00	73,264.00	73,264.00	109,896.00
00732 Irrigation Neighborhood	.00	5,978.00	5,978.00	5,388.76	47,824.00	42,435.24	71,736.00
<b>COMMON AREA EXPENSES</b>	<b>207,599.45</b>	<b>140,334.14</b>	<b>(67,265.31)</b>	<b>807,109.26</b>	<b>1,122,673.12</b>	<b>315,563.86</b>	<b>1,684,009.74</b>
<b>ADMINISTRATIVE EXPENSES</b>							
00800 Management Fees	3,258.00	6,840.00	3,582.00	23,742.00	54,720.00	30,978.00	82,080.00
00805 Office Supplies/Printg/Postag	1,642.99	1,000.00	(642.99)	13,991.62	8,000.00	(5,991.62)	12,000.00
00806 Legal Expense	.00	333.33	333.33	.00	2,666.64	2,666.64	4,000.00
00808 Audit/Tax Return	.00	.00	.00	.00	5,000.00	5,000.00	5,000.00
00809 Cable/Internet Expense	150.00	666.67	516.67	4,467.75	5,333.36	865.61	8,000.00
00810 Application Fees	(100.00)	83.33	183.33	500.00	666.64	166.64	1,000.00
00812 Permits & Fees	(400.00)	128.08	528.08	936.60	1,024.64	88.04	1,537.00
00816 Contingency	.00	416.67	416.67	38.89	3,333.36	3,294.47	5,000.00
00825 Property Taxes	.00	375.00	375.00	.00	3,000.00	3,000.00	4,500.00
00832 Salary and Wages	24,777.10	24,833.33	56.23	194,447.12	198,666.64	4,219.52	298,000.00
00835 Insurance	50.58	2,750.00	2,699.42	12,082.82	22,000.00	9,917.18	33,000.00
00840 Misc Administrative Expense	.00	58.33	58.33	.00	466.64	466.64	700.00
<b>ADMINISTRATIVE EXPENSES</b>	<b>29,378.67</b>	<b>37,484.74</b>	<b>8,106.07</b>	<b>250,206.80</b>	<b>304,877.92</b>	<b>54,671.12</b>	<b>454,817.00</b>
<b>RESERVE TRANSFER</b>							
00900 Reserves	.00	.00	.00	8,025.00	34,200.00	26,175.00	45,600.00
<b>RESERVE TRANSFER</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>8,025.00</b>	<b>34,200.00</b>	<b>26,175.00</b>	<b>45,600.00</b>
<b>TOTAL EXPENSES</b>	<b>278,592.02</b>	<b>216,384.42</b>	<b>(62,207.60)</b>	<b>1,384,408.43</b>	<b>1,770,275.36</b>	<b>385,866.93</b>	<b>2,647,213.41</b>
<b>CURRENT YEAR NET INCOME/(LOSS)</b>	<b>(293,807.33)</b>	<b>(216,384.42)</b>	<b>(77,422.91)</b>	<b>(600,957.19)</b>	<b>488,734.72</b>	<b>(1,089,691.91)</b>	<b>273,600.00</b>

