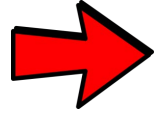


Winding Cypress Community Association, Inc.

2017 Approved Budget

January 1, 2017 through December 31, 2017

774 Units



| | 2016 Approved BUDGET | 2016 YTD YTD | 2017 Approved Budget | ANNUAL PER UNIT | QUARTERLY PER UNIT | MONTHLY PER UNIT 774 |
|--|-------------------------|----------------------|-------------------------|--------------------|-----------------------|----------------------------|
| INCOME | | | | | | |
| 411 Association Fees | \$ 1,499,850.00 | \$ 255,190.00 | \$2,547,765.96 | | | |
| Food Minimum | \$ - | \$ - | \$278,640.00 | | | |
| 417 Application Fees | \$ - | \$ 100.00 | \$0.00 | \$ - | \$ - | \$ - |
| 425 Owner Misc. | \$ - | \$ 39.00 | \$0.00 | \$ - | \$ - | \$ - |
| Developer Subsidy | \$ - | \$ - | \$0.00 | \$ - | \$ - | \$ - |
| Café Net | \$ - | \$ - | \$0.00 | \$ - | \$ - | \$ - |
| TOTAL INCOME | \$ 1,499,850.00 | \$ 255,329.00 | \$2,826,405.96 | \$ - | \$ - | \$ - |
| | 774 | | | | | |
| ADMINISTRATIVE EXPENSE | | | | | | |
| 805 Office Supplies/Printing/Postage | \$ 5,000.00 | \$ 2,208.51 | \$5,000.00 | \$ 6.46 | \$ 1.61 | \$ 0.54 |
| 800 Management Fees | \$ 92,880.00 | \$ 8,790.00 | \$83,592.00 | \$ 108.00 | \$ 27.00 | \$ 9.00 |
| 810 Application Fees | \$ - | \$ 100.00 | \$1,000.00 | \$ 1.29 | \$ 0.32 | \$ 0.11 |
| Legal Fees | \$ 4,000.00 | | \$4,000.00 | \$ 5.17 | \$ 1.29 | \$ 0.43 |
| Auditing Fees | \$ 5,000.00 | | \$5,000.00 | \$ 6.46 | \$ 1.61 | \$ 0.54 |
| 832 Salary and Wages | \$ 250,000.00 | \$ 27,444.96 | \$280,000.00 | \$ 361.76 | \$ 90.44 | \$ 30.15 |
| 840 Miscellaneous Administrative Expense | \$ 650.00 | \$ 685.00 | \$650.00 | \$ 0.84 | \$ 0.21 | \$ 0.07 |
| ADMINISTRATIVE EXPENSE TOTAL | \$ 357,530.00 | \$ 39,228.47 | \$ 379,242.00 | \$ 489.98 | \$ 122.49 | \$ 40.83 |
| OPERATIONS / UTILITIES | | | | | | |
| 500 Electricity | \$ 85,000.00 | \$ 34,065.42 | \$85,000.00 | \$ 109.82 | \$ 27.45 | \$ 9.15 |
| 632 Electricity (Main and Repair) | \$ 10,000.00 | \$ 100.00 | \$10,000.00 | \$ 12.92 | \$ 3.23 | \$ 1.08 |
| Natural Gas | \$ 35,000.00 | | \$35,000.00 | \$ 45.22 | \$ 11.30 | \$ 3.77 |
| 501 Water/Sewer | \$ 9,000.00 | \$ 2,845.27 | \$9,000.00 | \$ 11.63 | \$ 2.91 | \$ 0.97 |
| 664 Pest Defense / Termite / Subterfuge | \$ 2,000.00 | \$ 45.00 | \$4,200.00 | \$ 5.43 | \$ 1.36 | \$ 0.45 |
| 602 Vehicular Access Control | \$ 150,000.00 | \$ 74,481.61 | \$151,000.00 | \$ 195.09 | \$ 48.77 | \$ 16.26 |
| OPERATIONS / UTILITIES TOTAL | \$ 291,000.00 | \$ 111,537.30 | \$ 294,200.00 | \$ 380.10 | \$ 95.03 | \$ 31.68 |

| MAINTENANCE / REPAIRS | | | | | | | | | | | | |
|------------------------------------|------------------------------------|-----------|-------------------|-----------|-------------------|------------------------|-----------|-----------------|-----------|---------------|-----------|---------------|
| 701 | General Grounds Maintenance | \$ | 10,000.00 | \$ | 13,279.70 | \$10,000.00 | \$ | 12.92 | \$ | 3.23 | \$ | 1.08 |
| | Entry Sign Maintenance | \$ | 5,000.00 | | | \$5,000.00 | \$ | 6.46 | \$ | 1.61 | \$ | 0.54 |
| 600 | Building Maintenance | \$ | 5,000.00 | \$ | 662.50 | \$5,000.00 | \$ | 6.46 | \$ | 1.61 | \$ | 0.54 |
| 605 | Entry Fountains | \$ | 8,000.00 | \$ | 12,465.00 | \$16,620.00 | \$ | 21.47 | \$ | 5.37 | \$ | 1.79 |
| 700 | Landscaping Contract | \$ | 424,980.00 | \$ | 360,115.39 | \$475,000.00 | \$ | 613.70 | \$ | 153.42 | \$ | 51.14 |
| | Tree Pruning/Replacement | \$ | 30,000.00 | | | \$30,000.00 | \$ | 38.76 | \$ | 9.69 | \$ | 3.23 |
| 703 | Landscape Removal/Replacement | \$ | 25,000.00 | \$ | 5,811.00 | \$25,000.00 | \$ | 32.30 | \$ | 8.07 | \$ | 2.69 |
| 704 | Lake/Waterway Mtnc | \$ | 40,000.00 | \$ | 10,449.00 | \$40,000.00 | \$ | 51.68 | \$ | 12.92 | \$ | 4.31 |
| | Preserves & Wetlands Maint & Monit | \$ | 30,000.00 | | | \$30,000.00 | \$ | 38.76 | \$ | 9.69 | \$ | 3.23 |
| 707 | Irrigation Repair and Mtnc | \$ | 8,400.00 | \$ | 21,906.69 | \$8,400.00 | \$ | 10.85 | \$ | 2.71 | \$ | 0.90 |
| | Contingency | \$ | 2,500.00 | | | \$2,500.00 | \$ | 3.23 | \$ | 0.81 | \$ | 0.27 |
| 630 | Decorations | \$ | 10,000.00 | \$ | 5,000.00 | \$10,000.00 | \$ | 12.92 | \$ | 3.23 | \$ | 1.08 |
| 603 | Gatehouse Maintenance/Repairs | \$ | 5,000.00 | \$ | 2,617.73 | \$5,000.00 | \$ | 6.46 | \$ | 1.61 | \$ | 0.54 |
| | Janitorial Supplies | \$ | 3,000.00 | | | \$3,000.00 | \$ | 3.88 | \$ | 0.97 | \$ | 0.32 |
| 616 | Janitorial Contract | \$ | 12,000.00 | \$ | 2,200.00 | \$0.00 | \$ | - | \$ | - | \$ | - |
| | Maintenance Staff | \$ | 80,000.00 | | | \$0.00 | \$ | - | \$ | - | \$ | - |
| MAINTENANCE / REPAIRS TOTAL | | \$ | 698,880.00 | \$ | 434,507.01 | \$ 665,520.00 | \$ | 859.84 | \$ | 214.96 | \$ | 71.65 |
| NEIGHBORHOOD | | | | | | | | | | | | |
| | Landscape Contract | \$ | - | \$ | - | \$861,115.56 | \$ | 1,112.55 | \$ | 278.14 | \$ | 92.71 |
| | Trimming/Replacement | \$ | - | \$ | - | \$111,920.40 | \$ | 144.60 | \$ | 36.15 | \$ | 12.05 |
| | Irrigation Contract | \$ | - | \$ | - | \$73,428.00 | \$ | 94.87 | \$ | 23.72 | \$ | 7.91 |
| NEIGHBORHOOD TOTAL | | \$ | - | \$ | - | \$ 1,046,463.96 | \$ | 1,352.02 | \$ | 338.01 | \$ | 112.67 |
| AMENITIES | | | | | | | | | | | | |
| 725 | Community Garden | \$ | - | \$ | 2,420.00 | \$10,000.00 | \$ | 12.92 | \$ | 3.23 | \$ | 1.08 |
| | Pool Contract | \$ | 30,000.00 | | | \$20,100.00 | \$ | 25.97 | \$ | 6.49 | \$ | 2.16 |
| | Pool Supplies and Maintenance | \$ | 3,000.00 | | | \$3,000.00 | \$ | 3.88 | \$ | 0.97 | \$ | 0.32 |
| | Tennis Supplies / Maintenance | \$ | 18,000.00 | | | \$18,000.00 | \$ | 23.26 | \$ | 5.81 | \$ | 1.94 |
| | Fitness Maintenance and Supplies | \$ | 2,500.00 | | | \$2,500.00 | \$ | 3.23 | \$ | 0.81 | \$ | 0.27 |
| | Fitness Equipment Repair | \$ | 1,500.00 | | | \$1,500.00 | \$ | 1.94 | \$ | 0.48 | \$ | 0.16 |
| | Fire Prevention | \$ | 1,200.00 | | | \$3,000.00 | \$ | 3.88 | \$ | 0.97 | \$ | 0.32 |
| | Member Relations | \$ | 5,000.00 | | | \$5,000.00 | \$ | 6.46 | \$ | 1.61 | \$ | 0.54 |
| | Contingency | \$ | 2,500.00 | | | \$2,500.00 | \$ | 3.23 | \$ | 0.81 | \$ | 0.27 |
| | Telephone Expense | \$ | 7,500.00 | | | \$7,500.00 | \$ | 9.69 | \$ | 2.42 | \$ | 0.81 |
| | Cable/Internet Expense | \$ | - | | | \$8,000.00 | \$ | 10.34 | \$ | 2.58 | \$ | 0.86 |
| AMENITIES TOTAL | | \$ | 71,200.00 | \$ | 2,420.00 | \$81,100.00 | \$ | 104.78 | \$ | 26.20 | \$ | 8.73 |

| INSURANCE/TAXES/FEES | | | | | | | | | | | | |
|-----------------------------------|----------------|-----------|------------------|-----------|-----------------|---------------------|-----------|--------------|-----------|--------------|-----------|-------------|
| 812 | Permits / Fees | \$ | 300.00 | \$ | 61.25 | \$300.00 | \$ | 0.39 | \$ | 0.10 | \$ | 0.03 |
| 835 | Insurance | \$ | 30,000.00 | \$ | 4,017.50 | \$30,000.00 | \$ | 38.76 | \$ | 9.69 | \$ | 3.23 |
| | Property Taxes | \$ | 4,500.00 | | | \$4,500.00 | \$ | 5.81 | \$ | 1.45 | \$ | 0.48 |
| INSURANCE/TAXES/FEES TOTAL | | \$ | 34,800.00 | \$ | 4,078.75 | \$ 34,800.00 | \$ | 44.96 | \$ | 11.24 | \$ | 3.75 |

| | | | | | | | | | | | | |
|---------------------------------|--|-----------|---------------------|-----------|-------------------|------------------------|-----------|-----------------|-----------|---------------|-----------|---------------|
| TOTAL OPERATING EXPENSES | | \$ | 1,453,410.00 | \$ | 591,771.53 | \$ 2,501,325.96 | \$ | 3,231.69 | \$ | 807.92 | \$ | 269.31 |
|---------------------------------|--|-----------|---------------------|-----------|-------------------|------------------------|-----------|-----------------|-----------|---------------|-----------|---------------|

900 RESERVES

| |
|-------------------------------------|
| AMENITY ROOF REPLACEMENT |
| AMENITY PAINT / Def. Maint |
| COMMUNITY PAVING / Def. Maint |
| ENTRYWAY FOUNTAINS |
| POOL EQUIPMENT REPLACE / Def. Maint |
| POOL REFINISHING |
| GATEHOUSE ROOF / Def. Maint |
| GATEHOUSE PAINT / Def. Maint |
| CLUBHOUSE FURNISHINGS |
| IRRIGATION PUMPS |
| TENNIS COURTS |
| BOCCE COURTS |
| SHADE STRUCTURES |
| STREET LIGHT REPLACE / Def. Maint |

| | | | | | | | | | | | |
|------------------------|-----------|------------------|-----------|------------------|-----------|--------------|-----------|--------------|-----------|-------------|---------|
| POOLED RESERVES | \$ | 46,440.00 | \$ | 46,440.00 | \$ | 60.00 | \$ | 15.00 | \$ | 5.00 | Pooling |
|------------------------|-----------|------------------|-----------|------------------|-----------|--------------|-----------|--------------|-----------|-------------|---------|

| | | | | | | | | | | | | |
|------------------------------------|--|-----------|---------------------|-----------|-------------------|------------------------|-----------|-----------------|-----------|---------------|-----------|---------------|
| TOTAL EXPENSES AND RESERVES | | \$ | 1,499,850.00 | \$ | 591,771.53 | \$ 2,547,765.96 | \$ | 3,291.69 | \$ | 822.92 | \$ | 274.31 |
|------------------------------------|--|-----------|---------------------|-----------|-------------------|------------------------|-----------|-----------------|-----------|---------------|-----------|---------------|

| | Annual 2017 | Quarterly 2017 |
|-----------------------------------|--------------------|-------------------|
| TOTAL OPERATING ASSESSMENT | \$ 1,879.67 | \$ 469.92 |
| TOTAL RESERVE ASSESSMENT | \$ 60.00 | \$ 15.00 |
| TOTAL MASTER ASSESSMENT | \$ 1,939.67 | \$ 484.92 |

| | Annual Cost | Annual Per Unit | | Unit/Qtr | Unit/Mo |
|--|----------------------|--------------------|------------------|---------------|------------------|
| Estate Series 54' Home on 65' Lot | | 231 | | UNITS | |
| Pinnacle, Tangerly Oak, Infinity | | | | | |
| INCOME | | | | | |
| Assessments | \$ 346,407.60 | \$ 1,499.60 | \$ | 374.90 | \$ 124.97 |
| EXPENSES | | | | | |
| Landscape Maintenance Contract | \$ 288,057.00 | \$ 1,247.00 | Contract Amt. \$ | 311.75 | \$ 103.92 |
| Landscape Trimming/Replacement | \$ 33,402.60 | \$ 144.60 | | \$ 36.15 | \$ 12.05 |
| Irrigation Parts/Repairs | \$ 24,948.00 | \$ 108.00 | Contract Amt. \$ | 27.00 | \$ 9.00 |
| Augusta MAINTENANCE EXPENSES | <u>\$ 346,407.60</u> | <u>\$ 1,499.60</u> | \$ | 374.90 | \$ 124.97 |

| | 2017 yr | 2017 qtr | 2016 qtr |
|--------------------------------------|----------------------|------------------|------------------|
| TOTAL MASTER ASSESSMENT | \$ 1,939.67 | \$ 484.92 | \$ 450.45 |
| TOTAL NEIGHBORHOOD ASSESSMENT | \$ 1,499.60 | \$ 374.90 | \$ 326.90 |
| TOTAL ASSESSMENT | <u>\$ 3,439.27</u> | <u>\$ 859.82</u> | <u>\$ 777.35</u> |
| | <u>\$ 794,470.60</u> | | |

9.59%

| | Annual Cost | Annual Per Unit | | Unit/Qtr | Unit/Mo |
|---|----------------------|--------------------|------------------|---------------|------------------|
| Classic Series 40' Home on 50' Lot | | 391 | | UNITS | |
| Martin Ray, Abbeyville, Summerwood | | | | | |
| INCOME | | | | | |
| Assessments | \$ 534,747.24 | \$ 1,367.64 | \$ | 341.91 | \$ 113.97 |
| EXPENSES | | | | | |
| Landscape Maintenance Contract | \$ 440,672.64 | \$ 1,127.04 | Contract Amt. \$ | 281.76 | \$ 93.92 |
| Landscape Trimming/Replacement | \$ 56,538.60 | \$ 144.60 | | \$ 36.15 | \$ 12.05 |
| Irrigation Parts/Repairs | \$ 37,536.00 | \$ 96.00 | Contract Amt. \$ | 24.00 | \$ 8.00 |
| Pinehurst MAINTENANCE EXPENSES | <u>\$ 534,747.24</u> | <u>\$ 1,367.64</u> | \$ | 341.91 | \$ 113.97 |

| | 2017 yr | 2017 qtr | 2016 qtr |
|--------------------------------------|-------------------|------------------|-----------|
| TOTAL MASTER ASSESSMENT | \$1,939.67 | \$ 484.92 | \$ 450.45 |
| TOTAL NEIGHBORHOOD ASSESSMENT | <u>\$1,367.64</u> | <u>\$ 341.91</u> | \$ 299.15 |

| | | TOTAL ASSESSMENT | | \$3,307.31 | | \$ 826.83 | | \$ 749.60 | |
|---|-----------|-------------------------|-----------|-----------------------|---------------|------------------|---------------|------------------|--------------|
| | | | | \$1,293,156.91 | | | | | |
| Villa Series on 36' Lot Serenity | | 152 | | | | UNITS | | 9.34% | |
| INCOME | | | | | | | | | |
| Assessments | \$ | 165,309.12 | \$ | 1,087.56 | \$ | 271.89 | \$ | 90.63 | |
| EXPENSES | | | | | | | | | |
| Landscape Maintenance Contract | \$ | 132,385.92 | \$ | 870.96 | Contract Amt. | \$ | 217.74 | \$ | 72.58 |
| Landscape Trimming/Replacement | \$ | 21,979.20 | \$ | 144.60 | | \$ | 36.15 | \$ | 12.05 |
| Irrigation Parts/Repairs | \$ | 10,944.00 | \$ | 72.00 | Contract Amt. | \$ | 18.00 | \$ | 6.00 |
| Villa MAINTENANCE EXPENSES | \$ | 165,309.12 | \$ | 1,087.56 | | \$ | 271.89 | \$ | 90.63 |
| | | | | 2017 yr | | 2017 qtr | | 2016 qtr | |
| | | | | \$1,939.67 | | \$ 484.92 | | \$ 450.45 | |
| | | | | \$1,087.56 | | \$ 271.89 | | \$ 266.15 | |
| | | | | \$3,027.23 | | \$ 756.81 | | \$ 716.60 | |
| | | | | \$460,138.45 | | | | 5.31% | |

NOTE: 2016 assessments included an amenity credit of \$34 per quarter per unit. No credit will be given in 2017 as the amenity center will be operational.

Winding Cypress HOA Inc
 Balance Sheet Prepared by Southwest Prop.
 As of 08/31/17



| | | | |
|-----|---------------------------------------|----|-----------------|
| | CURRENT ASSETS | | |
| 102 | Iberia Bank Operating | \$ | 35,681.69 |
| 103 | Iberia Bank Capital | | 109,422.16 |
| 104 | Iberia Bank COD Account | | 833.71 |
| 105 | Petty Cash | | 1,000.00 |
| | | | \$ 146,937.56 |
| | OTHER ASSETS | | |
| 111 | A/R Maintenance | \$ | 4,392.27 |
| 114 | Food & Beverage | | 720.00 |
| 137 | Prepaid Electric | | 1,141.73 |
| 140 | Due from Developer | | 121,942.00 |
| 145 | Restaurant Inventory | | 10,570.90 |
| 146 | Southern Glazer's Wine Escrow | | 1,500.00 |
| 148 | Utility Deposits | | 1,399.00 |
| 149 | FPL Deposits | | 15,544.00 |
| | | | \$ 157,209.90 |
| | RESERVE ASSETS | | |
| 160 | Reserve Checking | \$ | 16,601.52 |
| | | | \$ 16,601.52 |
| | | | \$ 320,748.98 |
| | LIABILITIES & FUND BALANCE | | |
| | LIABILITIES | | |
| 200 | Accounts Payable | \$ | 69,353.20 |
| 212 | Food & Beverage Minimum | | 23,124.42 |
| 213 | Sales Tax Collected | | 514.74 |
| 217 | Prepaid Member Fees | | 16,436.59 |
| 225 | ARB Deposits | | 3,000.00 |
| 230 | Loan From Developer | | 701,843.87 |
| | Subtotal Current Liab. | | \$ 814,272.82 |
| | RESERVE EQUITY | | |
| 302 | Reserves | \$ | 16,590.18 |
| 375 | Unallocated Interest | | 11.34 |
| | Subtotal Reserves | | \$ 16,601.52 |
| | FUND BALANCE | | |
| 380 | Owner's Contributed Capital | \$ | 109,422.16 |
| 390 | Owners Equity (Beginning Year) | | 15,022.43 |
| | Surplus (Deficit) Current Period | | (634,569.95) |
| | Total Fund Balance | | \$ (510,125.36) |
| | TOTAL LIAB AND FUND BALANCE | | \$ 320,748.98 |

Winding Cypress Homeowners Assoc., Inc.
 Prepared by Southwest Property Mgmt. Corp.
 Reserve Statement
 As of 08/31/17

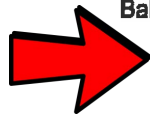
| | BEGINNING OF YEAR | YTD ALLOCATION | YTD DISBURSEMENTS | AVAILABLE BALANCE |
|--------------------------|----------------------|-------------------|----------------------|----------------------|
| RESERVES: | | | | |
| Reserves | 7,535.18 | 9,055.00 | 0.00 | 16,590.18 |
| Unallocated Interest | 0.00 | 11.34 | 0.00 | 11.34 |
| Subtotal Reserves | <u>7,535.18</u> | <u>9,066.34</u> | <u>0.00</u> | <u>16,601.52</u> |
| TOTAL RESERVES | <u>7,535.18</u> | <u>9,066.34</u> | <u>0.00</u> | <u>16,601.52</u> |

Winding Cypress HOA Inc
Income/Expense Statement
Period: 08/01/17 to 08/31/17

| Description | Actual | Current Period Budget | Variance | Actual | Year-To-Date Budget | Variance | Yearly Budget |
|-------------------------------------|------------|-----------------------|------------|-------------|---------------------|----------------|---------------|
| INCOME | | | | | | | |
| 00411 Association Fees | 5,270.67 | .00 | 5,270.67 | 571,277.64 | 1,910,824.47 | (1,339,546.83) | 2,547,765.96 |
| 00414 Food & Beverage | 1,573.14 | .00 | 1,573.14 | 2,855.08 | 278,640.00 | (275,784.92) | 278,640.00 |
| 00415 Clubhouse Room Rental | 275.00 | .00 | 275.00 | 1,025.00 | .00 | 1,025.00 | .00 |
| 00416 Event Cleaning Fee | .00 | .00 | .00 | 250.00 | .00 | 250.00 | .00 |
| 00417 Application Fees | .00 | .00 | .00 | 200.00 | .00 | 200.00 | .00 |
| 00420 Key Fobs | 21.00 | .00 | 21.00 | 182.00 | .00 | 182.00 | .00 |
| 00425 Miscellaneous Income | .00 | .00 | .00 | 854.94 | .00 | 854.94 | .00 |
| 00460 Lifestyle Events | .00 | .00 | .00 | 8,808.20 | .00 | 8,808.20 | .00 |
| 00490 Interest Income | 1.73 | .00 | 1.73 | 12.85 | .00 | 12.85 | .00 |
| 00499 Restaurant (Net) | (9,822.86) | .00 | (9,822.86) | (72,563.81) | .00 | (72,563.81) | .00 |
| Subtotal Income | (2,681.32) | .00 | (2,681.32) | 512,901.90 | 2,189,464.47 | (1,676,562.57) | 2,826,405.96 |
| EXPENSES | | | | | | | |
| UTILITIES | | | | | | | |
| 00500 Electricity | 11,251.31 | 7,083.33 | (4,167.98) | 75,706.21 | 56,666.64 | (19,039.57) | 85,000.00 |
| 00501 Water/Sewer | 1,761.59 | 750.00 | (1,011.59) | 18,513.40 | 6,000.00 | (12,513.40) | 9,000.00 |
| 00510 Telephone | 959.04 | 625.00 | (334.04) | 7,643.06 | 5,000.00 | (2,643.06) | 7,500.00 |
| 00515 Trash/Recycling | 672.05 | .00 | (672.05) | 5,236.39 | .00 | (5,236.39) | .00 |
| UTILITIES | 14,643.99 | 8,458.33 | (6,185.66) | 107,099.06 | 67,666.64 | (39,432.42) | 101,500.00 |
| BUILDING | | | | | | | |
| 00600 Building Maintenance | 714.19 | 416.67 | (297.52) | 24,419.67 | 3,333.36 | (21,086.31) | 5,000.00 |
| 00602 Vehicular Access Control | 12,601.92 | 12,583.33 | (18.59) | 97,908.07 | 100,666.64 | 2,758.57 | 151,000.00 |
| 00603 Gatehouse Maintenance/Repair | .00 | 416.67 | 416.67 | 813.50 | 3,333.36 | 2,519.86 | 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 | 16,215.24 | 11,080.00 | (5,135.24) | 16,620.00 |
| BUILDING | 14,701.11 | 15,218.34 | 517.23 | 139,356.48 | 121,746.72 | (17,609.76) | 182,620.00 |
| TOWN CENTER EXPENSES | | | | | | | |
| 00616 Janitorial Contract | .00 | .00 | .00 | 4,602.25 | .00 | (4,602.25) | .00 |
| 00617 Janitorial Supplies | 754.34 | 250.00 | (504.34) | 4,562.79 | 2,000.00 | (2,562.79) | 3,000.00 |
| 00630 Holiday Decorations | .00 | 833.33 | 833.33 | 5,000.00 | 6,666.64 | 1,666.64 | 10,000.00 |
| 00632 Electricity Maint & Repair | 97.50 | 833.33 | 735.83 | 2,480.50 | 6,666.64 | 4,186.14 | 10,000.00 |
| 00638 Fire Alarm Systems | .00 | 250.00 | 250.00 | 1,420.44 | 2,000.00 | 579.56 | 3,000.00 |
| 00640 Fitness Equipment Repair | .00 | 125.00 | 125.00 | .00 | 1,000.00 | 1,000.00 | 1,500.00 |
| 00641 Fitness Maintenance & Supplie | .00 | 208.33 | 208.33 | .00 | 1,666.64 | 1,666.64 | 2,500.00 |
| 00664 Pest Control | 360.00 | 350.00 | (10.00) | 2,505.00 | 2,800.00 | 295.00 | 4,200.00 |
| 00670 Pool Contract | 1,865.00 | 1,675.00 | (190.00) | 14,920.00 | 13,400.00 | (1,520.00) | 20,100.00 |
| 00671 Pool Supplies & Maintenance | .00 | 250.00 | 250.00 | .00 | 2,000.00 | 2,000.00 | 3,000.00 |
| 00672 Member Relations | 697.13 | 416.67 | (280.46) | 24,599.41 | 3,333.36 | (21,266.05) | 5,000.00 |
| 00674 Tennis Supplies/Maintenance | .00 | 1,500.00 | 1,500.00 | 632.44 | 12,000.00 | 11,367.56 | 18,000.00 |
| 00682 Propane Gas | 489.69 | 2,916.67 | 2,426.98 | 10,391.46 | 23,333.36 | 12,941.90 | 35,000.00 |
| TOWN CENTER EXPENSES | 4,263.66 | 9,608.33 | 5,344.67 | 71,114.29 | 76,866.64 | 5,752.35 | 115,300.00 |
| COMMON AREA EXPENSES | | | | | | | |
| 00700 Landscaping Contract | 69,508.35 | 111,342.96 | 41,834.61 | 526,801.20 | 890,743.68 | 363,942.48 | 1,336,115.56 |

Winding Cypress HOA Inc
Income/Expense Statement
Period: 08/01/17 to 08/31/17

| Description | | Actual | Current Period Budget | Variance | Actual | Year-To-Date Budget | Variance | Yearly Budget |
|---------------------------------------|---------------------------------|---------------------|-----------------------|-------------------|---------------------|---------------------|-----------------------|---------------------|
| 00701 | General Grounds Maintenance | 1,600.00 | 833.33 | (766.67) | 2,156.82 | 6,666.64 | 4,509.82 | 10,000.00 |
| 00702 | Tree Pruning/Replacement | .00 | 11,826.70 | 11,826.70 | 1,296.00 | 94,613.60 | 93,317.60 | 141,920.40 |
| 00703 | Landscape Removal/Replacement | 2,192.85 | 2,083.33 | (109.52) | 15,861.07 | 16,666.64 | 805.57 | 25,000.00 |
| 00704 | Lake/Waterway Maintenance | 4,938.00 | 3,333.33 | (1,604.67) | 17,552.00 | 26,666.64 | 9,114.64 | 40,000.00 |
| 00707 | Irrigation Repair & Maintenance | 3,344.27 | 6,819.00 | 3,474.73 | 34,554.56 | 54,552.00 | 19,997.44 | 81,828.00 |
| 00724 | Preserves & Wetlands Maint/Mo | .00 | 2,500.00 | 2,500.00 | .00 | 20,000.00 | 20,000.00 | 30,000.00 |
| 00725 | Community Garden | 1,815.00 | 833.33 | (981.67) | 4,155.00 | 6,666.64 | 2,511.64 | 10,000.00 |
| COMMON AREA EXPENSES | | 83,398.47 | 139,571.98 | 56,173.51 | 602,376.65 | 1,116,575.84 | 514,199.19 | 1,674,863.96 |
| ADMINISTRATIVE EXPENSES | | | | | | | | |
| 00800 | Management Fees | 2,268.00 | 6,966.00 | 4,698.00 | 15,993.00 | 55,728.00 | 39,735.00 | 83,592.00 |
| 00805 | Office Supplies/Printg/Postag | 817.30 | 416.67 | (400.63) | 15,560.72 | 3,333.36 | (12,227.36) | 5,000.00 |
| 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 | 648.11 | 666.67 | 18.56 | 4,245.13 | 5,333.36 | 1,088.23 | 8,000.00 |
| 00810 | Application Fees | .00 | 83.33 | 83.33 | 200.00 | 666.64 | 466.64 | 1,000.00 |
| 00812 | Permits & Fees | .00 | 25.00 | 25.00 | 1,546.25 | 200.00 | (1,346.25) | 300.00 |
| 00816 | Contingency | .00 | 416.67 | 416.67 | 2,313.59 | 3,333.36 | 1,019.77 | 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 | 19,201.15 | 23,333.33 | 4,132.18 | 173,443.53 | 186,666.64 | 13,223.11 | 280,000.00 |
| 00835 | Insurance | 450.77 | 2,500.00 | 2,049.23 | 4,473.00 | 20,000.00 | 15,527.00 | 30,000.00 |
| 00840 | Misc Administrative Expense | 695.15 | 54.17 | (640.98) | 695.15 | 433.36 | (261.79) | 650.00 |
| ADMINISTRATIVE EXPENSES | | 24,080.48 | 35,170.17 | 11,089.69 | 218,470.37 | 286,361.36 | 67,890.99 | 427,042.00 |
| RESERVE TRANSFER | | | | | | | | |
| 00900 | Reserves | 1,280.00 | .00 | (1,280.00) | 9,055.00 | 34,830.00 | 25,775.00 | 46,440.00 |
| RESERVE TRANSFER | | 1,280.00 | .00 | (1,280.00) | 9,055.00 | 34,830.00 | 25,775.00 | 46,440.00 |
| TOTAL EXPENSES | | 142,367.71 | 208,027.15 | 65,659.44 | 1,147,471.85 | 1,704,047.20 | 556,575.35 | 2,547,765.96 |
| CURRENT YEAR NET INCOME/(LOSS) | | (145,049.03) | (208,027.15) | 62,978.12 | (634,569.95) | 485,417.27 | (1,119,987.22) | 278,640.00 |



Winding Cypress HOA Inc
 Balance Sheet Prepared by Southwest Prop.
 As of 09/30/17

| | | | |
|-----|---------------------------------------|---------------|-----------------|
| | CURRENT ASSETS | | |
| 102 | Iberia Bank Operating | \$ 39,342.50 | |
| 103 | Iberia Bank Capital | 111,840.21 | |
| 104 | Iberia Bank COD Account | 1,759.01 | |
| 105 | Petty Cash | 1,000.00 | |
| | | | \$ 153,941.72 |
| | OTHER ASSETS | | |
| 111 | A/R Maintenance | \$ 3,892.18 | |
| 114 | Food & Beverage | 720.00 | |
| 137 | Prepaid Electric | 1,051.44 | |
| 140 | Due from Developer | 121,942.00 | |
| 145 | Restaurant Inventory | 10,182.35 | |
| 146 | Southern Glazer's Wine Escrow | 1,500.00 | |
| 148 | Utility Deposits | 1,399.00 | |
| 149 | FPL Deposits | 18,378.00 | |
| | | | \$ 159,064.97 |
| | RESERVE ASSETS | | |
| 160 | Reserve Checking | \$ 16,603.57 | |
| | | | \$ 16,603.57 |
| | | | \$ 329,610.26 |
| | LIABILITIES & FUND BALANCE | | |
| | LIABILITIES | | |
| 200 | Accounts Payable | \$ 90,064.27 | |
| 201 | Accrued Expenses | 58,287.03 | |
| 212 | Food & Beverage Minimum | 21,879.97 | |
| 213 | Sales Tax Collected | 206.83 | |
| 217 | Prepaid Member Fees | 81,771.25 | |
| 225 | ARB Deposits | 3,000.00 | |
| 230 | Loan From Developer | 701,843.87 | |
| | Subtotal Current Liab. | | \$ 957,053.22 |
| | RESERVE EQUITY | | |
| 302 | Reserves | \$ 16,590.18 | |
| 375 | Unallocated Interest | 13.39 | |
| | Subtotal Reserves | | \$ 16,603.57 |
| | FUND BALANCE | | |
| 380 | Owner's Contributed Capital | \$ 111,840.21 | |
| 390 | Owners Equity (Beginning Year) | 15,022.43 | |
| | Surplus (Deficit) Current Period | (770,909.17) | |
| | Total Fund Balance | | \$ (644,046.53) |
| | TOTAL LIAB AND FUND BALANCE | | \$ 329,610.26 |

Winding Cypress Homeowners Assoc., Inc.
 Prepared by Southwest Property Mgmt. Corp.
 Reserve Statement
 As of 09/30/17

| | BEGINNING OF YEAR | YTD ALLOCATION | YTD DISBURSEMENTS | AVAILABLE BALANCE |
|--------------------------|----------------------|-------------------|----------------------|----------------------|
| RESERVES: | | | | |
| Reserves | 7,535.18 | 9,055.00 | 0.00 | 16,590.18 |
| Unallocated Interest | 0.00 | 13.39 | 0.00 | 13.39 |
| Subtotal Reserves | <u>7,535.18</u> | <u>9,068.39</u> | <u>0.00</u> | <u>16,603.57</u> |
| TOTAL RESERVES | <u>7,535.18</u> | <u>9,068.39</u> | <u>0.00</u> | <u>16,603.57</u> |

Winding Cypress HOA Inc
Income/Expense Statement
Period: 09/01/17 to 09/30/17

| Description | Actual | Current Period Budget | Variance | Actual | Year-To-Date Budget | Variance | Yearly Budget |
|-------------------------------------|--------------------|-----------------------|--------------------|-------------------|---------------------|-----------------------|---------------------|
| INCOME | | | | | | | |
| 00411 Association Fees | 1,468.11 | .00 | 1,468.11 | 572,745.75 | 1,910,824.47 | (1,338,078.72) | 2,547,765.96 |
| 00414 Food & Beverage | 708.16 | .00 | 708.16 | 3,563.24 | 278,640.00 | (275,076.76) | 278,640.00 |
| 00415 Clubhouse Room Rental | .00 | .00 | .00 | 1,025.00 | .00 | 1,025.00 | .00 |
| 00416 Event Cleaning Fee | .00 | .00 | .00 | 250.00 | .00 | 250.00 | .00 |
| 00417 Application Fees | 100.00 | .00 | 100.00 | 300.00 | .00 | 300.00 | .00 |
| 00420 Key Fobs | .00 | .00 | .00 | 182.00 | .00 | 182.00 | .00 |
| 00425 Miscellaneous Income | .00 | .00 | .00 | 854.94 | .00 | 854.94 | .00 |
| 00460 Lifestyle Events | .00 | .00 | .00 | 8,808.20 | .00 | 8,808.20 | .00 |
| 00490 Interest Income | .00 | .00 | .00 | 12.85 | .00 | 12.85 | .00 |
| 00499 Restaurant (Net) | (14,317.93) | .00 | (14,317.93) | (86,881.74) | .00 | (86,881.74) | .00 |
| Subtotal Income | (12,041.66) | .00 | (12,041.66) | 500,860.24 | 2,189,464.47 | (1,688,604.23) | 2,826,405.96 |
| EXPENSES | | | | | | | |
| UTILITIES | | | | | | | |
| 00500 Electricity | 9,167.06 | 7,083.33 | (2,083.73) | 84,873.27 | 63,749.97 | (21,123.30) | 85,000.00 |
| 00501 Water/Sewer | 1,532.66 | 750.00 | (782.66) | 20,046.06 | 6,750.00 | (13,296.06) | 9,000.00 |
| 00510 Telephone | 961.98 | 625.00 | (336.98) | 8,605.04 | 5,625.00 | (2,980.04) | 7,500.00 |
| 00515 Trash/Recycling | 672.87 | .00 | (672.87) | 5,909.26 | .00 | (5,909.26) | .00 |
| UTILITIES | 12,334.57 | 8,458.33 | (3,876.24) | 119,433.63 | 76,124.97 | (43,308.66) | 101,500.00 |
| BUILDING | | | | | | | |
| 00600 Building Maintenance | 4,841.62 | 416.67 | (4,424.95) | 29,261.29 | 3,750.03 | (25,511.26) | 5,000.00 |
| 00602 Vehicular Access Control | 11,917.17 | 12,583.33 | 666.16 | 109,825.24 | 113,249.97 | 3,424.73 | 151,000.00 |
| 00603 Gatehouse Maintenance/Repair | .00 | 416.67 | 416.67 | 813.50 | 3,750.03 | 2,936.53 | 5,000.00 |
| 00604 Entry Sign Maintenance | .00 | 416.67 | 416.67 | .00 | 3,750.03 | 3,750.03 | 5,000.00 |
| 00605 Entry Fountains | 1,385.00 | 1,385.00 | .00 | 17,600.24 | 12,465.00 | (5,135.24) | 16,620.00 |
| BUILDING | 18,143.79 | 15,218.34 | (2,925.45) | 157,500.27 | 136,965.06 | (20,535.21) | 182,620.00 |
| TOWN CENTER EXPENSES | | | | | | | |
| 00616 Janitorial Contract | 145.00 | .00 | (145.00) | 4,747.25 | .00 | (4,747.25) | .00 |
| 00617 Janitorial Supplies | 487.95 | 250.00 | (237.95) | 5,050.74 | 2,250.00 | (2,800.74) | 3,000.00 |
| 00630 Holiday Decorations | .00 | 833.33 | 833.33 | 5,000.00 | 7,499.97 | 2,499.97 | 10,000.00 |
| 00632 Electricity Maint & Repair | .00 | 833.33 | 833.33 | 2,480.50 | 7,499.97 | 5,019.47 | 10,000.00 |
| 00638 Fire Alarm Systems | .00 | 250.00 | 250.00 | 1,420.44 | 2,250.00 | 829.56 | 3,000.00 |
| 00640 Fitness Equipment Repair | .00 | 125.00 | 125.00 | .00 | 1,125.00 | 1,125.00 | 1,500.00 |
| 00641 Fitness Maintenance & Supplie | .00 | 208.33 | 208.33 | .00 | 1,874.97 | 1,874.97 | 2,500.00 |
| 00664 Pest Control | 350.00 | 350.00 | .00 | 2,855.00 | 3,150.00 | 295.00 | 4,200.00 |
| 00670 Pool Contract | 1,865.00 | 1,675.00 | (190.00) | 16,785.00 | 15,075.00 | (1,710.00) | 20,100.00 |
| 00671 Pool Supplies & Maintenance | .00 | 250.00 | 250.00 | .00 | 2,250.00 | 2,250.00 | 3,000.00 |
| 00672 Member Relations | 1,139.46 | 416.67 | (722.79) | 25,738.87 | 3,750.03 | (21,988.84) | 5,000.00 |
| 00674 Tennis Supplies/Maintenance | .00 | 1,500.00 | 1,500.00 | 632.44 | 13,500.00 | 12,867.56 | 18,000.00 |
| 00682 Propane Gas | 118.37 | 2,916.67 | 2,798.30 | 10,509.83 | 26,250.03 | 15,740.20 | 35,000.00 |
| TOWN CENTER EXPENSES | 4,105.78 | 9,608.33 | 5,502.55 | 75,220.07 | 86,474.97 | 11,254.90 | 115,300.00 |
| COMMON AREA EXPENSES | | | | | | | |
| 00700 Landscaping Contract | 56,902.03 | 111,342.96 | 54,440.93 | 583,703.23 | 1,002,086.64 | 418,383.41 | 1,336,115.56 |

673 ADD ACCT CODE FOR Amenity Monitoring

Winding Cypress HOA Inc
Income/Expense Statement
Period: 09/01/17 to 09/30/17

| Description | Actual | Current Period Budget | Variance | Actual | Year-To-Date Budget | Variance | Yearly Budget |
|---------------------------------------|---------------------|-----------------------|------------------|---------------------|---------------------|-----------------------|---------------------|
| 00701 General Grounds Maintenance | .00 | 833.33 | 833.33 | 2,156.82 | 7,499.97 | 5,343.15 | 10,000.00 |
| 00702 Tree Pruning/Replacement | .00 | 11,826.70 | 11,826.70 | 1,296.00 | 106,440.30 | 105,144.30 | 141,920.40 |
| 00703 Landscape Removal/Replacement | .00 | 2,083.33 | 2,083.33 | 15,861.07 | 18,749.97 | 2,888.90 | 25,000.00 |
| 00704 Lake/Waterway Maintenance | 2,469.00 | 3,333.33 | 864.33 | 20,021.00 | 29,999.97 | 9,978.97 | 40,000.00 |
| 00707 Irrigation Repair & Maintenan | .00 | 6,819.00 | 6,819.00 | 34,554.56 | 61,371.00 | 26,816.44 | 81,828.00 |
| 00724 Preserves & Wetlands Maint/Mo | .00 | 2,500.00 | 2,500.00 | .00 | 22,500.00 | 22,500.00 | 30,000.00 |
| 00725 Community Garden | 645.00 | 833.33 | 188.33 | 4,800.00 | 7,499.97 | 2,699.97 | 10,000.00 |
| COMMON AREA EXPENSES | 60,016.03 | 139,571.98 | 79,555.95 | 662,392.68 | 1,256,147.82 | 593,755.14 | 1,674,863.96 |
| ADMINISTRATIVE EXPENSES | | | | | | | |
| 00800 Management Fees | 2,367.00 | 6,966.00 | 4,599.00 | 18,360.00 | 62,694.00 | 44,334.00 | 83,592.00 |
| 00805 Office Supplies/Printg/Postag | 679.56 | 416.67 | (262.89) | 16,240.28 | 3,750.03 | (12,490.25) | 5,000.00 |
| 00806 Legal Expense | .00 | 333.33 | 333.33 | .00 | 2,999.97 | 2,999.97 | 4,000.00 |
| 00808 Audit/Tax Return | .00 | .00 | .00 | .00 | 5,000.00 | 5,000.00 | 5,000.00 |
| 00809 Cable/Internet Expense | 377.42 | 666.67 | 289.25 | 4,622.55 | 6,000.03 | 1,377.48 | 8,000.00 |
| 00810 Application Fees | 100.00 | 83.33 | (16.67) | 300.00 | 749.97 | 449.97 | 1,000.00 |
| 00812 Permits & Fees | .00 | 25.00 | 25.00 | 1,546.25 | 225.00 | (1,321.25) | 300.00 |
| 00816 Contingency | .00 | 416.67 | 416.67 | 2,313.59 | 3,750.03 | 1,436.44 | 5,000.00 |
| 00825 Property Taxes | .00 | 375.00 | 375.00 | .00 | 3,375.00 | 3,375.00 | 4,500.00 |
| 00832 Salary and Wages | 26,173.41 | 23,333.33 | (2,840.08) | 199,616.94 | 209,999.97 | 10,383.03 | 280,000.00 |
| 00835 Insurance | .00 | 2,500.00 | 2,500.00 | 4,473.00 | 22,500.00 | 18,027.00 | 30,000.00 |
| 00840 Misc Administrative Expense | .00 | 54.17 | 54.17 | 695.15 | 487.53 | (207.62) | 650.00 |
| ADMINISTRATIVE EXPENSES | 29,697.39 | 35,170.17 | 5,472.78 | 248,167.76 | 321,531.53 | 73,363.77 | 427,042.00 |
| RESERVE TRANSFER | | | | | | | |
| 00900 Reserves | .00 | .00 | .00 | 9,055.00 | 34,830.00 | 25,775.00 | 46,440.00 |
| RESERVE TRANSFER | .00 | .00 | .00 | 9,055.00 | 34,830.00 | 25,775.00 | 46,440.00 |
| TOTAL EXPENSES | 124,297.56 | 208,027.15 | 83,729.59 | 1,271,769.41 | 1,912,074.35 | 640,304.94 | 2,547,765.96 |
| CURRENT YEAR NET INCOME/(LOSS) | (136,339.22) | (208,027.15) | 71,687.93 | (770,909.17) | 277,390.12 | (1,048,299.29) | 278,640.00 |

Winding Cypress HOA Inc
 Balance Sheet Prepared by Southwest Prop.
 As of 10/31/17



| | | | |
|-----|---------------------------------------|---------------|-----------------|
| | CURRENT ASSETS | | |
| 102 | Iberia Bank Operating | \$ 67,628.24 | |
| 103 | Iberia Bank Capital | 118,687.24 | |
| 104 | Iberia Bank COD Account | 394.52 | |
| 105 | Petty Cash | 1,000.00 | |
| | | | \$ 187,710.00 |
| | OTHER ASSETS | | |
| 111 | A/R Maintenance | \$ 28,940.76 | |
| 114 | Food & Beverage | 820.98 | |
| 137 | Prepaid Electric | 901.85 | |
| 140 | Due from Developer | 121,942.00 | |
| 145 | Restaurant Inventory | 9,573.20 | |
| 146 | Southern Glazer's Wine Escrow | 1,500.00 | |
| 148 | Utility Deposits | 1,399.00 | |
| 149 | FPL Deposits | 18,378.00 | |
| | | | \$ 183,455.79 |
| | RESERVE ASSETS | | |
| 160 | Reserve Checking | \$ 19,275.74 | |
| | | | \$ 19,275.74 |
| | | | \$ 390,441.53 |
| | LIABILITIES & FUND BALANCE | | |
| | LIABILITIES | | |
| 200 | Accounts Payable | \$ 105.50 | |
| 201 | Accrued Expenses | 126,470.66 | |
| 212 | Food & Beverage Minimum | 19,932.20 | |
| 213 | Sales Tax Collected | 759.84 | |
| 217 | Prepaid Member Fees | 5,647.94 | |
| 225 | ARB Deposits | 3,000.00 | |
| 230 | Loan From Developer | 775,466.87 | |
| | Subtotal Current Liab. | | \$ 931,383.01 |
| | RESERVE EQUITY | | |
| 302 | Reserves | \$ 19,260.18 | |
| 375 | Unallocated Interest | 15.56 | |
| | Subtotal Reserves | | \$ 19,275.74 |
| | FUND BALANCE | | |
| 380 | Owner's Contributed Capital | \$ 116,687.24 | |
| 381 | Resale Capital | 2,000.00 | |
| 390 | Owners Equity (Beginning Year) | 15,022.43 | |
| | Surplus (Deficit) Current Period | (693,926.89) | |
| | Total Fund Balance | | \$ (560,217.22) |
| | TOTAL LIAB AND FUND BALANCE | | \$ 390,441.53 |

Winding Cypress HOA Inc
Income/Expense Statement
Period: 10/01/17 to 10/31/17

| Description | | Actual | Current Period Budget | Variance | Actual | Year-To-Date Budget | Variance | Yearly Budget |
|-----------------------------|-------------------------------|------------|--------------------------|--------------|-------------|------------------------|----------------|------------------|
| INCOME | | | | | | | | |
| 00411 | Association Fees | 228,747.93 | 636,941.49 | (408,193.56) | 801,493.68 | 2,547,765.96 | (1,746,272.28) | 2,547,765.96 |
| 00414 | Food & Beverage | (2,457.22) | .00 | (2,457.22) | 1,106.02 | 278,640.00 | (277,533.98) | 278,640.00 |
| 00415 | Clubhouse Room Rental | (100.00) | .00 | (100.00) | 925.00 | .00 | 925.00 | .00 |
| 00416 | Event Cleaning Fee | .00 | .00 | .00 | 250.00 | .00 | 250.00 | .00 |
| 00417 | Application Fees | 200.00 | .00 | 200.00 | 500.00 | .00 | 500.00 | .00 |
| 00420 | Key Fobs | .00 | .00 | .00 | 182.00 | .00 | 182.00 | .00 |
| 00425 | Miscellaneous Income | 70.00 | .00 | 70.00 | 924.94 | .00 | 924.94 | .00 |
| 00460 | Lifestyle Events | 1,600.00 | .00 | 1,600.00 | 10,408.20 | .00 | 10,408.20 | .00 |
| 00490 | Interest Income | .00 | .00 | .00 | 12.85 | .00 | 12.85 | .00 |
| 00499 | Restaurant (Net) | (9,250.70) | .00 | (9,250.70) | (96,132.44) | .00 | (96,132.44) | .00 |
| | Subtotal Income | 218,810.01 | 636,941.49 | (418,131.48) | 719,670.25 | 2,826,405.96 | (2,106,735.71) | 2,826,405.96 |
| EXPENSES | | | | | | | | |
| UTILITIES | | | | | | | | |
| 00500 | Electricity | 9,699.13 | 7,083.33 | (2,615.80) | 94,572.40 | 70,833.30 | (23,739.10) | 85,000.00 |
| 00501 | Water/Sewer | 1,738.27 | 750.00 | (988.27) | 21,784.33 | 7,500.00 | (14,284.33) | 9,000.00 |
| 00510 | Telephone | 964.87 | 625.00 | (339.87) | 9,569.91 | 6,250.00 | (3,319.91) | 7,500.00 |
| 00515 | Trash/Recycling | 684.82 | .00 | (684.82) | 6,594.08 | .00 | (6,594.08) | .00 |
| | UTILITIES | 13,087.09 | 8,458.33 | (4,628.76) | 132,520.72 | 84,583.30 | (47,937.42) | 101,500.00 |
| BUILDING | | | | | | | | |
| 00600 | Building Maintenance | 1,964.19 | 416.67 | (1,547.52) | 31,225.48 | 4,166.70 | (27,058.78) | 5,000.00 |
| 00602 | Vehicular Access Control | 7,452.35 | 12,583.33 | 5,130.98 | 117,277.59 | 125,833.30 | 8,555.71 | 151,000.00 |
| 00603 | Gatehouse Maintenance/Repair | .00 | 416.67 | 416.67 | 813.50 | 4,166.70 | 3,353.20 | 5,000.00 |
| 00604 | Entry Sign Maintenance | .00 | 416.67 | 416.67 | .00 | 4,166.70 | 4,166.70 | 5,000.00 |
| 00605 | Entry Fountains | 1,385.00 | 1,385.00 | .00 | 18,985.24 | 13,850.00 | (5,135.24) | 16,620.00 |
| | BUILDING | 10,801.54 | 15,218.34 | 4,416.80 | 168,301.81 | 152,183.40 | (16,118.41) | 182,620.00 |
| TOWN CENTER EXPENSES | | | | | | | | |
| 00616 | Janitorial Contract | .00 | .00 | .00 | 4,747.25 | .00 | (4,747.25) | .00 |
| 00617 | Janitorial Supplies | 87.34 | 250.00 | 162.66 | 5,138.08 | 2,500.00 | (2,638.08) | 3,000.00 |
| 00630 | Holiday Decorations | .00 | 833.33 | 833.33 | 5,000.00 | 8,333.30 | 3,333.30 | 10,000.00 |
| 00632 | Electricity Maint & Repair | .00 | 833.33 | 833.33 | 2,480.50 | 8,333.30 | 5,852.80 | 10,000.00 |
| 00638 | Fire Alarm Systems | .00 | 250.00 | 250.00 | 1,420.44 | 2,500.00 | 1,079.56 | 3,000.00 |
| 00640 | Fitness Equipment Repair | .00 | 125.00 | 125.00 | .00 | 1,250.00 | 1,250.00 | 1,500.00 |
| 00641 | Fitness Maintenance & Supplie | .00 | 208.33 | 208.33 | .00 | 2,083.30 | 2,083.30 | 2,500.00 |
| 00664 | Pest Control | 360.00 | 350.00 | (10.00) | 3,215.00 | 3,500.00 | 285.00 | 4,200.00 |
| 00670 | Pool Contract | 1,865.00 | 1,675.00 | (190.00) | 18,650.00 | 16,750.00 | (1,900.00) | 20,100.00 |
| 00671 | Pool Supplies & Maintenance | .00 | 250.00 | 250.00 | .00 | 2,500.00 | 2,500.00 | 3,000.00 |
| 00672 | Member Relations | 2,239.93 | 416.67 | (1,823.26) | 27,978.80 | 4,166.70 | (23,812.10) | 5,000.00 |
| 00674 | Tennis Supplies/Maintenance | 23.93 | 1,500.00 | 1,476.07 | 656.37 | 15,000.00 | 14,343.63 | 18,000.00 |
| 00682 | Propane Gas | 253.52 | 2,916.67 | 2,663.15 | 10,763.35 | 29,166.70 | 18,403.35 | 35,000.00 |
| 00684 | Maintenance Shed | 650.00 | .00 | (650.00) | 650.00 | .00 | (650.00) | .00 |
| | TOWN CENTER EXPENSES | 5,479.72 | 9,608.33 | 4,128.61 | 80,699.79 | 96,083.30 | 15,383.51 | 115,300.00 |
| COMMON AREA EXPENSES | | | | | | | | |

Winding Cypress HOA Inc
Income/Expense Statement
Period: 10/01/17 to 10/31/17

| Description | | Actual | Current Period Budget | Variance | Actual | Year-To-Date Budget | Variance | Yearly Budget |
|---------------------------------------|-------------------------------|-------------------|-----------------------|---------------------|---------------------|---------------------|-----------------------|---------------------|
| 00700 | Landscaping Contract | 69,568.63 | 111,342.96 | 41,774.33 | 653,271.86 | 1,113,429.60 | 460,157.74 | 1,336,115.56 |
| 00701 | General Grounds Maintenance | 1,600.00 | 833.33 | (766.67) | 3,756.82 | 8,333.30 | 4,576.48 | 10,000.00 |
| 00702 | Tree Pruning/Replacement | .00 | 11,826.70 | 11,826.70 | 1,296.00 | 118,267.00 | 116,971.00 | 141,920.40 |
| 00703 | Landscape Removal/Replacement | .00 | 2,083.33 | 2,083.33 | 15,861.07 | 20,833.30 | 4,972.23 | 25,000.00 |
| 00704 | Lake/Waterway Maintenance | 2,469.00 | 3,333.33 | 864.33 | 22,490.00 | 33,333.30 | 10,843.30 | 40,000.00 |
| 00707 | Irrigation Repair & Maintenan | 7,436.93 | 6,819.00 | (617.93) | 41,991.49 | 68,190.00 | 26,198.51 | 81,828.00 |
| 00724 | Preserves & Wetlands Maint/Mo | .00 | 2,500.00 | 2,500.00 | .00 | 25,000.00 | 25,000.00 | 30,000.00 |
| 00725 | Community Garden | .00 | 833.33 | 833.33 | 4,800.00 | 8,333.30 | 3,533.30 | 10,000.00 |
| COMMON AREA EXPENSES | | 81,074.56 | 139,571.98 | 58,497.42 | 743,467.24 | 1,395,719.80 | 652,252.56 | 1,674,863.96 |
| ADMINISTRATIVE EXPENSES | | | | | | | | |
| 00800 | Management Fees | 2,421.00 | 6,966.00 | 4,545.00 | 20,781.00 | 69,660.00 | 48,879.00 | 83,592.00 |
| 00805 | Office Supplies/Printg/Postag | 1,527.83 | 416.67 | (1,111.16) | 17,768.11 | 4,166.70 | (13,601.41) | 5,000.00 |
| 00806 | Legal Expense | .00 | 333.33 | 333.33 | .00 | 3,333.30 | 3,333.30 | 4,000.00 |
| 00808 | Audit/Tax Return | .00 | .00 | .00 | .00 | 5,000.00 | 5,000.00 | 5,000.00 |
| 00809 | Cable/Internet Expense | 377.42 | 666.67 | 289.25 | 4,999.97 | 6,666.70 | 1,666.73 | 8,000.00 |
| 00810 | Application Fees | .00 | 83.33 | 83.33 | 300.00 | 833.30 | 533.30 | 1,000.00 |
| 00812 | Permits & Fees | .00 | 25.00 | 25.00 | 1,546.25 | 250.00 | (1,296.25) | 300.00 |
| 00816 | Contingency | .00 | 416.67 | 416.67 | 2,313.59 | 4,166.70 | 1,853.11 | 5,000.00 |
| 00825 | Property Taxes | .00 | 375.00 | 375.00 | .00 | 3,750.00 | 3,750.00 | 4,500.00 |
| 00832 | Salary and Wages | 24,388.57 | 23,333.33 | (1,055.24) | 224,005.51 | 233,333.30 | 9,327.79 | 280,000.00 |
| 00835 | Insurance | .00 | 2,500.00 | 2,500.00 | 4,473.00 | 25,000.00 | 20,527.00 | 30,000.00 |
| 00840 | Misc Administrative Expense | .00 | 54.17 | 54.17 | 695.15 | 541.70 | (153.45) | 650.00 |
| ADMINISTRATIVE EXPENSES | | 28,714.82 | 35,170.17 | 6,455.35 | 276,882.58 | 356,701.70 | 79,819.12 | 427,042.00 |
| RESERVE TRANSFER | | | | | | | | |
| 00900 | Reserves | 2,670.00 | 11,610.00 | 8,940.00 | 11,725.00 | 46,440.00 | 34,715.00 | 46,440.00 |
| RESERVE TRANSFER | | 2,670.00 | 11,610.00 | 8,940.00 | 11,725.00 | 46,440.00 | 34,715.00 | 46,440.00 |
| TOTAL EXPENSES | | 141,827.73 | 219,637.15 | 77,809.42 | 1,413,597.14 | 2,131,711.50 | 718,114.36 | 2,547,765.96 |
| CURRENT YEAR NET INCOME/(LOSS) | | 76,982.28 | 417,304.34 | (340,322.06) | (693,926.89) | 694,694.46 | (1,388,621.35) | 278,640.00 |

Winding Cypress HOA Inc
Balance Sheet Prepared by Southwest Prop.
As of 11/30/17



| CURRENT ASSETS | | | |
|----------------|-------------------------------|----|---------------|
| 102 | Iberia Bank Operating | \$ | 36,356.86 |
| 103 | Iberia Bank Capital | | 122,736.72 |
| 104 | Iberia Bank COD Account | | 574.19 |
| 105 | Petty Cash | | 1,000.00 |
| | | | \$ 160,667.77 |
| OTHER ASSETS | | | |
| 111 | A/R Maintenance | \$ | 7,028.88 |
| 114 | Food & Beverage | | 820.98 |
| 137 | Prepaid Electric | | 774.04 |
| 140 | Due from Developer | | 121,942.00 |
| 145 | Restaurant Inventory | | 12,552.91 |
| 146 | Southern Glazer's Wine Escrow | | 1,500.00 |
| 148 | Utility Deposits | | 1,399.00 |
| 149 | FPL Deposits | | 18,378.00 |
| | | | \$ 164,395.81 |
| RESERVE ASSETS | | | |
| 160 | Reserve Checking | \$ | 19,278.12 |
| | | | \$ 19,278.12 |
| | | | \$ 344,341.70 |

| LIABILITIES & FUND BALANCE | | | |
|----------------------------|------------------------------------|----|----------------------|
| LIABILITIES | | | |
| 200 | Accounts Payable | \$ | 4,294.33 |
| 201 | Accrued Expenses | | 52,980.26 |
| 212 | Food & Beverage Minimum | | 11,948.95 |
| 213 | Sales Tax Collected | | 1,140.72 |
| 217 | Prepaid Member Fees | | 9,496.24 |
| 225 | ARB Deposits | | 1,000.00 |
| 230 | Loan From Developer | | 934,203.87 |
| | Subtotal Current Liab. | | \$ 1,015,064.37 |
| RESERVE EQUITY | | | |
| 302 | Reserves | \$ | 19,260.18 |
| 375 | Unallocated Interest | | 17.94 |
| | Subtotal Reserves | | \$ 19,278.12 |
| FUND BALANCE | | | |
| 380 | Owner's Contributed Capital | \$ | 120,736.72 |
| 381 | Resale Capital | | 2,000.00 |
| 390 | Owners Equity (Beginning Year) | | 15,022.43 |
| | Surplus (Deficit) Current Period | | (827,759.94) |
| | Total Fund Balance | | \$ (690,000.79) |
| | TOTAL LIAB AND FUND BALANCE | | \$ 344,341.70 |

Winding Cypress Homeowners Assoc., Inc.
Prepared by Southwest Property Mgmt. Corp.
Reserve Statement
As of 11/30/17

| | BEGINNING OF YEAR | YTD ALLOCATION | YTD DISBURSEMENTS | AVAILABLE BALANCE |
|--------------------------|----------------------|-------------------|----------------------|----------------------|
| RESERVES: | | | | |
| Reserves | 7,535.18 | 11,725.00 | 0.00 | 19,260.18 |
| Unallocated Interest | 0.00 | 17.94 | 0.00 | 17.94 |
| Subtotal Reserves | <u>7,535.18</u> | <u>11,742.94</u> | <u>0.00</u> | <u>19,278.12</u> |
| TOTAL RESERVES | <u>7,535.18</u> | <u>11,742.94</u> | <u>0.00</u> | <u>19,278.12</u> |

Winding Cypress HOA Inc
Income/Expense Statement
Period: 11/01/17 to 11/30/17

| Description | Actual | Current Period Budget | Variance | Actual | Year-To-Date Budget | Variance | Yearly Budget |
|-------------------------------------|------------------|-----------------------|-------------------|-------------------|---------------------|-----------------------|---------------------|
| INCOME | | | | | | | |
| 00411 Association Fees | 5,153.96 | .00 | 5,153.96 | 806,647.64 | 2,547,765.96 | (1,741,118.32) | 2,547,765.96 |
| 00414 Food & Beverage | 661.30 | .00 | 661.30 | 1,767.32 | 278,640.00 | (276,872.68) | 278,640.00 |
| 00415 Clubhouse Room Rental | .00 | .00 | .00 | 925.00 | .00 | 925.00 | .00 |
| 00416 Event Cleaning Fee | .00 | .00 | .00 | 250.00 | .00 | 250.00 | .00 |
| 00417 Application Fees | 100.00 | .00 | 100.00 | 600.00 | .00 | 600.00 | .00 |
| 00420 Key Fobs | 59.00 | .00 | 59.00 | 241.00 | .00 | 241.00 | .00 |
| 00425 Miscellaneous Income | .00 | .00 | .00 | 924.94 | .00 | 924.94 | .00 |
| 00460 Lifestyle Events | 902.00 | .00 | 902.00 | 11,310.20 | .00 | 11,310.20 | .00 |
| 00490 Interest Income | .00 | .00 | .00 | 12.85 | .00 | 12.85 | .00 |
| 00499 Restaurant (Net) | (3,217.68) | .00 | (3,217.68) | (99,350.12) | .00 | (99,350.12) | .00 |
| Subtotal Income | 3,658.58 | .00 | 3,658.58 | 723,328.83 | 2,826,405.96 | (2,103,077.13) | 2,826,405.96 |
| EXPENSES | | | | | | | |
| UTILITIES | | | | | | | |
| 00500 Electricity | 12,455.71 | 7,083.33 | (5,372.38) | 107,028.11 | 77,916.63 | (29,111.48) | 85,000.00 |
| 00501 Water/Sewer | 1,240.96 | 750.00 | (490.96) | 23,025.29 | 8,250.00 | (14,775.29) | 9,000.00 |
| 00510 Telephone | 1,169.84 | 625.00 | (544.84) | 10,739.75 | 6,875.00 | (3,864.75) | 7,500.00 |
| 00515 Trash/Recycling | 687.13 | .00 | (687.13) | 7,281.21 | .00 | (7,281.21) | .00 |
| UTILITIES | 15,553.64 | 8,458.33 | (7,095.31) | 148,074.36 | 93,041.63 | (55,032.73) | 101,500.00 |
| BUILDING | | | | | | | |
| 00600 Building Maintenance | 593.00 | 416.67 | (176.33) | 31,818.48 | 4,583.37 | (27,235.11) | 5,000.00 |
| 00602 Vehicular Access Control | 10,819.84 | 12,583.33 | 1,763.49 | 128,097.43 | 138,416.63 | 10,319.20 | 151,000.00 |
| 00603 Gatehouse Maintenance/Repair | 158.75 | 416.67 | 257.92 | 972.25 | 4,583.37 | 3,611.12 | 5,000.00 |
| 00604 Entry Sign Maintenance | .00 | 416.67 | 416.67 | .00 | 4,583.37 | 4,583.37 | 5,000.00 |
| 00605 Entry Fountains | 1,385.00 | 1,385.00 | .00 | 20,370.24 | 15,235.00 | (5,135.24) | 16,620.00 |
| BUILDING | 12,956.59 | 15,218.34 | 2,261.75 | 181,258.40 | 167,401.74 | (13,856.66) | 182,620.00 |
| TOWN CENTER EXPENSES | | | | | | | |
| 00616 Janitorial Contract | .00 | .00 | .00 | 4,747.25 | .00 | (4,747.25) | .00 |
| 00617 Janitorial Supplies | 738.16 | 250.00 | (488.16) | 5,876.24 | 2,750.00 | (3,126.24) | 3,000.00 |
| 00630 Holiday Decorations | 5,000.00 | 833.33 | (4,166.67) | 10,000.00 | 9,166.63 | (833.37) | 10,000.00 |
| 00632 Electricity Maint & Repair | .00 | 833.33 | 833.33 | 2,480.50 | 9,166.63 | 6,686.13 | 10,000.00 |
| 00638 Fire Alarm Systems | .00 | 250.00 | 250.00 | 1,420.44 | 2,750.00 | 1,329.56 | 3,000.00 |
| 00640 Fitness Equipment Repair | .00 | 125.00 | 125.00 | .00 | 1,375.00 | 1,375.00 | 1,500.00 |
| 00641 Fitness Maintenance & Supplie | .00 | 208.33 | 208.33 | .00 | 2,291.63 | 2,291.63 | 2,500.00 |
| 00654 Pest Control | 360.00 | 350.00 | (10.00) | 3,575.00 | 3,850.00 | 275.00 | 4,200.00 |
| 00670 Pool Contract | 1,865.00 | 1,675.00 | (190.00) | 20,515.00 | 18,425.00 | (2,090.00) | 20,100.00 |
| 00671 Pool Supplie & Maintenance | 1,045.00 | 250.00 | (795.00) | 1,045.00 | 2,750.00 | 1,705.00 | 3,000.00 |
| 00672 Member Relations | 4,344.43 | 416.67 | (3,927.76) | 32,323.23 | 4,583.37 | (27,739.86) | 5,000.00 |
| 00674 Tennis Supplies/Maintenance | 198.84 | 1,500.00 | 1,301.16 | 855.21 | 16,500.00 | 15,644.79 | 18,000.00 |
| 00682 Propane Gas | 638.46 | 2,916.67 | 2,278.21 | 11,401.81 | 32,083.37 | 20,681.56 | 35,000.00 |
| 00684 Maintenance Shed | .00 | .00 | .00 | 650.00 | .00 | (650.00) | .00 |
| TOWN CENTER EXPENSES | 14,189.89 | 9,608.33 | (4,581.56) | 94,889.68 | 105,691.63 | 10,801.95 | 115,300.00 |
| COMMON AREA EXPENSES | | | | | | | |

Winding Cypress HOA Inc
Income/Expense Statement
Period: 11/01/17 to 11/30/17

| Description | | Actual | Current Period Budget | Variance | Actual | Year-To-Date Budget | Variance | Yearly Budget |
|--|---------------------------------|---------------------|-----------------------|------------------|---------------------|---------------------|-----------------------|---------------------|
| 00700 | Landscaping Contract | 52,980.26 | 111,342.96 | 58,362.70 | 706,252.12 | 1,224,772.56 | 518,520.44 | 1,336,115.56 |
| 00701 | General Grounds Maintenance | 1,132.19 | 833.33 | (298.86) | 4,889.01 | 9,166.63 | 4,277.62 | 10,000.00 |
| 00702 | Tree Pruning/Replacement | .00 | 11,826.70 | 11,826.70 | 1,296.00 | 130,093.70 | 128,797.70 | 141,920.40 |
| 00703 | Landscape Removal/Replacement | .00 | 2,083.33 | 2,083.33 | 15,861.07 | 22,916.63 | 7,055.56 | 25,000.00 |
| 00704 | Lake/Waterway Maintenance | 2,469.00 | 3,333.33 | 864.33 | 24,959.00 | 36,666.63 | 11,707.63 | 40,000.00 |
| 00707 | Irrigation Repair & Maintenance | 5,646.28 | 6,819.00 | 1,172.72 | 47,637.77 | 75,009.00 | 27,371.23 | 81,828.00 |
| 00724 | Preserves & Wetlands Maint/Mo | .00 | 2,500.00 | 2,500.00 | .00 | 27,500.00 | 27,500.00 | 30,000.00 |
| 00725 | Community Garden | 859.07 | 833.33 | (25.74) | 5,659.07 | 9,166.63 | 3,507.56 | 10,000.00 |
| COMMON AREA EXPENSES | | 63,086.80 | 139,571.98 | 76,485.18 | 806,554.04 | 1,535,291.78 | 728,737.74 | 1,674,863.96 |
| ADMINISTRATIVE EXPENSES | | | | | | | | |
| 00800 | Management Fees | 2,529.00 | 6,966.00 | 4,437.00 | 23,310.00 | 76,626.00 | 53,316.00 | 83,592.00 |
| 00805 | Office Supplies/Printg/Postag | 617.74 | 416.67 | (201.07) | 18,385.85 | 4,583.37 | (13,802.48) | 5,000.00 |
| 00806 | Legal Expense | .00 | 333.33 | 333.33 | .00 | 3,666.63 | 3,666.63 | 4,000.00 |
| 00808 | Audit/Tax Return | .00 | .00 | .00 | .00 | 5,000.00 | 5,000.00 | 5,000.00 |
| 00809 | Cable/Internet Expense | 889.62 | 666.67 | (222.95) | 5,889.59 | 7,333.37 | 1,443.78 | 8,000.00 |
| 00810 | Application Fees | 300.00 | 83.33 | (216.67) | 600.00 | 916.63 | 316.63 | 1,000.00 |
| 00812 | Permits & Fees | 294.00 | 25.00 | (269.00) | 1,840.25 | 275.00 | (1,565.25) | 300.00 |
| 00816 | Contingency | .00 | 416.67 | 416.67 | 2,313.59 | 4,583.37 | 2,269.78 | 5,000.00 |
| 00825 | Property Taxes | .00 | 375.00 | 375.00 | .00 | 4,125.00 | 4,125.00 | 4,500.00 |
| 00832 | Salary and Wages | 27,074.35 | 23,333.33 | (3,741.02) | 251,079.86 | 256,666.63 | 5,586.77 | 280,000.00 |
| 00835 | Insurance | .00 | 2,500.00 | 2,500.00 | 4,473.00 | 27,500.00 | 23,027.00 | 30,000.00 |
| 00840 | Misc Administrative Expense | .00 | 54.17 | 54.17 | 695.15 | 595.87 | (99.28) | 650.00 |
| ADMINISTRATIVE EXPENSES | | 31,704.71 | 35,170.17 | 3,465.46 | 308,587.29 | 391,871.87 | 83,284.58 | 427,042.00 |
| RESERVE TRANSFER | | | | | | | | |
| 00900 | Reserves | .00 | .00 | .00 | 11,725.00 | 46,440.00 | 34,715.00 | 46,440.00 |
| RESERVE TRANSFER | | .00 | .00 | .00 | 11,725.00 | 46,440.00 | 34,715.00 | 46,440.00 |
| TOTAL EXPENSES | | 137,491.63 | 208,027.15 | 70,535.52 | 1,551,088.77 | 2,339,738.65 | 788,649.88 | 2,547,765.96 |
| CURRENT YEAR NET INCOME/ (LOSS) | | (133,833.05) | (208,027.15) | 74,194.10 | (827,759.94) | 486,667.31 | (1,314,427.25) | 278,640.00 |

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



| | | | |
|---------------------------------------|------------------------------------|----|-----------------|
| CURRENT ASSETS | | | |
| 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 |
| OTHER ASSETS | | | |
| 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 |
| RESERVE ASSETS | | | |
| 160 | Reserve Checking | \$ | 22,205.66 |
| | | | \$ 22,205.66 |
| | | | \$ 379,218.85 |
| LIABILITIES & FUND BALANCE | | | |
| LIABILITIES | | | |
| 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 |
| RESERVE EQUITY | | | |
| 302 | Reserves | \$ | 22,185.18 |
| 375 | Unallocated Interest | | 20.48 |
| | Subtotal Reserves | | \$ 22,205.66 |
| FUND BALANCE | | | |
| 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) |
| | TOTAL LIAB AND FUND BALANCE | | \$ 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 |
| TOTAL RESERVES | 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 |
|-----------------------------|-------------------------------|-------------------|-----------------------|--------------------|-------------------|---------------------|-----------------------|---------------------|
| INCOME | | | | | | | | |
| 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 |
| | Subtotal Income | (5,240.60) | .00 | (5,240.60) | 718,088.23 | 2,826,405.96 | (2,108,317.73) | 2,826,405.96 |
| EXPENSES | | | | | | | | |
| UTILITIES | | | | | | | | |
| 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 |
| | UTILITIES | 19,687.87 | 8,458.37 | (11,229.50) | 167,762.23 | 101,500.00 | (66,262.23) | 101,500.00 |
| BUILDING | | | | | | | | |
| 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 |
| | BUILDING | 29,549.27 | 15,218.26 | (14,331.01) | 210,807.67 | 182,620.00 | (28,187.67) | 182,620.00 |
| TOWN CENTER EXPENSES | | | | | | | | |
| 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 |
| | TOWN CENTER EXPENSES | 13,861.41 | 9,608.37 | (4,253.04) | 108,751.09 | 115,300.00 | 6,548.91 | 115,300.00 |
| COMMON AREA EXPENSES | | | | | | | | |

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 |
| COMMON AREA EXPENSES | 118,923.92 | 139,572.18 | 20,648.26 | 925,477.96 | 1,674,863.96 | 749,386.00 | 1,674,863.96 |
| ADMINISTRATIVE EXPENSES | | | | | | | |
| 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 |
| ADMINISTRATIVE EXPENSES | 31,298.85 | 35,170.13 | 3,871.28 | 339,886.14 | 427,042.00 | 87,155.86 | 427,042.00 |
| RESERVE TRANSFER | | | | | | | |
| 00900 Reserves | 2,925.00 | .00 | (2,925.00) | 14,650.00 | 46,440.00 | 31,790.00 | 46,440.00 |
| RESERVE TRANSFER | 2,925.00 | .00 | (2,925.00) | 14,650.00 | 46,440.00 | 31,790.00 | 46,440.00 |
| TOTAL EXPENSES | 216,246.32 | 208,027.31 | (8,219.01) | 1,767,335.09 | 2,547,765.96 | 780,430.87 | 2,547,765.96 |
| CURRENT YEAR NET INCOME/(LOSS) | (221,486.92) | (208,027.31) | (13,459.61) | (1,049,246.86) | 278,640.00 | (1,327,886.86) | 278,640.00 |